

**Neighborhood Notification
Open House Information
Citizen Comments**



MESSINGER MORTUARIES
CEMETERIES AND CREMATORIES

March 22, 2013

Mr. Joel Broder
Visiquet Properties
8679 East San Alberto Dr., Suite 201
Scottsdale, AZ 85258

Re: Scottsdale 92 Lofts project

Dear Joel,

We appreciated being notified of your Scottsdale 92 Lofts Project, and the chance to go into that large unused building, which you plan to bring back into a productive use. We have been aware of the building in recent years, and that it was empty. It was well constructed, and has remained well maintained. Apparently the need and configuration didn't appeal to any tenant in recent years.

Your idea to turn that building into lofts, makes good sense. It's across the street from Scottsdale Healthcare's North Hospital. They have 3500 to 4000 staff people, of which many are nurses, medical tech people, and office workers. This north Scottsdale location does not provide any reasonable rentals, so these people must drive a substantial distance to their work. Within a two mile circle, of your proposed project, are at least twice this many workers, also, doing mid-level jobs, i.e. three major groceries, Home Depot, Office Max, 9 fast food outlets, 8 major restaurants, 6 banks, and much more. Your lofts would provide both homes for some of these workers, as well as additional customers for the above mentioned business'.

It's not often one finds a project that makes such good sense. It takes an unused building, and puts it to use to fill a community need. Even the structure, with it's major covered parking area underneath works perfectly.

Messinger ☐
Indian School Mortuary
7601 E Indian School Rd
Scottsdale, AZ 85251
(480) 945-9521
Fax: (480) 946-9362

Messinger ☐
Pinnacle Peak Mortuary
8555 E Pinnacle Peak Rd
Scottsdale, AZ 85255
(480) 502-3378
Fax: (480) 502-9947

Messinger ☐
Fountain Hills Mortuary
12065 N Saguaro Blvd
Fountain Hills, AZ 85268
(480) 837-5588
Fax: (480) 837-9383

Messinger ☐
Payson Funeral Home
302 W Aero Dr
P.O. Box 379
Payson, AZ 85547
(928) 474-2800
Fax: (928) 474-1658

Mountain Meadows
Memorial Park ☐
Cemetery & Crematory
Round Valley - Payson
P.O. Box 379
Payson, AZ 85547
(928) 474-2800
Fax: (928) 474-1658

Paradise Memorial Gardens ☒
9300 East Shea Blvd.
Scottsdale, AZ 85260
(480) 600-2300
Fax: (480) 860-2339

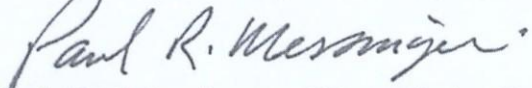
Paradise Memorial Crematory ☐
9300 East Shea Blvd.
Scottsdale, AZ 85260
(480) 451-4255
Fax: (480) 451-4406

Members:
Selected Independent Funeral Homes
National Funeral Directors Association
Arizona Funeral Directors Association

We, as your neighbors, across Shea Blvd., to the North hope you are successful in getting your needed zoning from the City. You certainly have our support for this project.

We have 17 employees, at this location, some of which may well benefit from the availability of reasonable cost residences in such close proximity.

Sincerely,
Messinger Mortuary & Chapel, Inc.

A handwritten signature in cursive script that reads "Paul R. Messinger".

Paul R. Messinger, Chm of the Board.

PRMprm

CITIZEN REVIEW REPORT

Scottsdale 92 Lofts 69-PA-2013

The methods used to reach out to the community are indexed as follows:

1. A map showing the number of and where notified neighbors are located.
2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
3. The dates contacted, how they were contacted, and the number of times contacted.
4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
5. The completed affidavit of mailing. (See attached)
6. List of dates and locations of all meetings.
7. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
8. The completed affidavit of sign posting with a time/date stamped photo. (See attached)

RESULTS

Every neighbor or person Applicant has showed this project to, emailed with, or spoken to about the Property has had nothing but support for the project except one. Adjectives and phrases used to describe it were genius, common sense, great idea, well thought out, great use for a vacant building, why didn't someone think of it sooner, etc.

Neighbors on all sides including Mercado del Rancho (due north), Scottsdale Health Care (due west), Ironwood Office Suites POA (south and east), Jim Riggs (owns office building due south), Chris Highmark (owns vacant land due east), Shea 9400 (north and east), condo owners at Aventura (north east of Shea) and Messenger Mortuary all support the project enthusiastically.

Applicant made a presentation to approximately 8 members of the McCormick Ranch POA and their Architectural Review Committee and everyone at the meeting voiced support except Board member Cameron Carter from Rose Law Group (Mr. Carter attended telephonically). He was unsure whether it was an appropriate location for apartments. Applicant wrote to him, sent him additional information and asked for a meeting or call to discuss the project further and Mr. Carter has not responded.

The Applicant will continue to reach out and speak/meet with all of the neighbors in the immediate area. Once a DRB meeting has been scheduled, Applicant hopes to get an article written in the Arizona Republic to drum up more commentary about the project. Applicant has already spoken to Peter Corbett about it.

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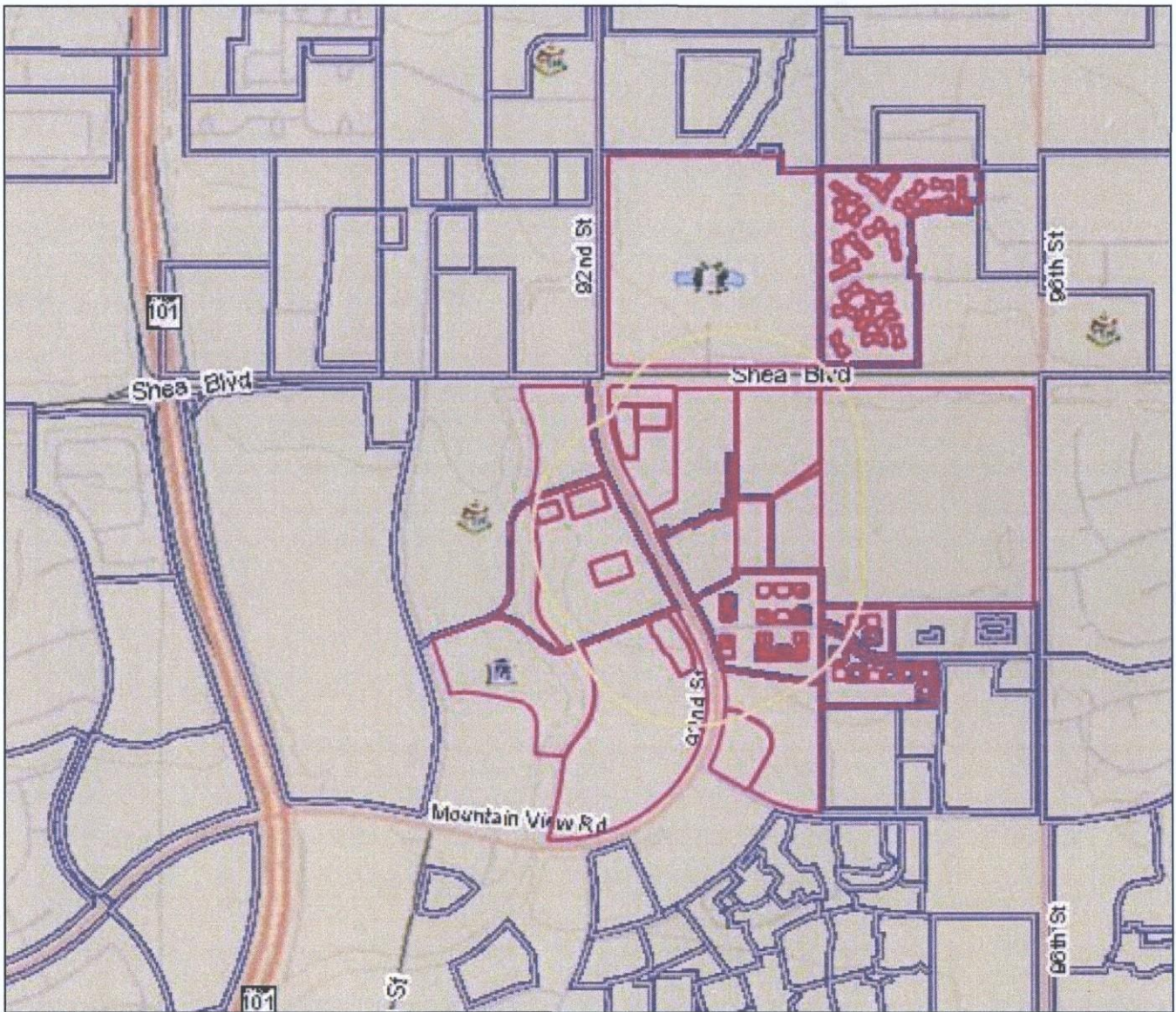
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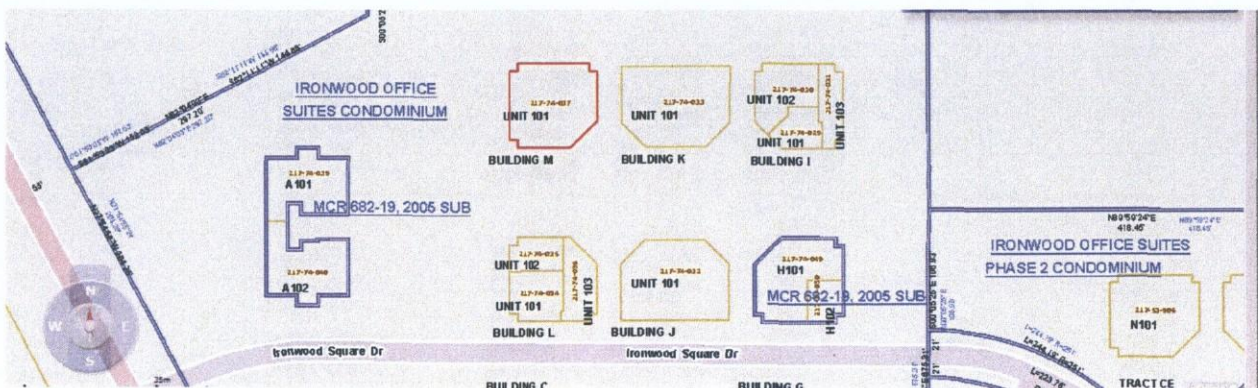
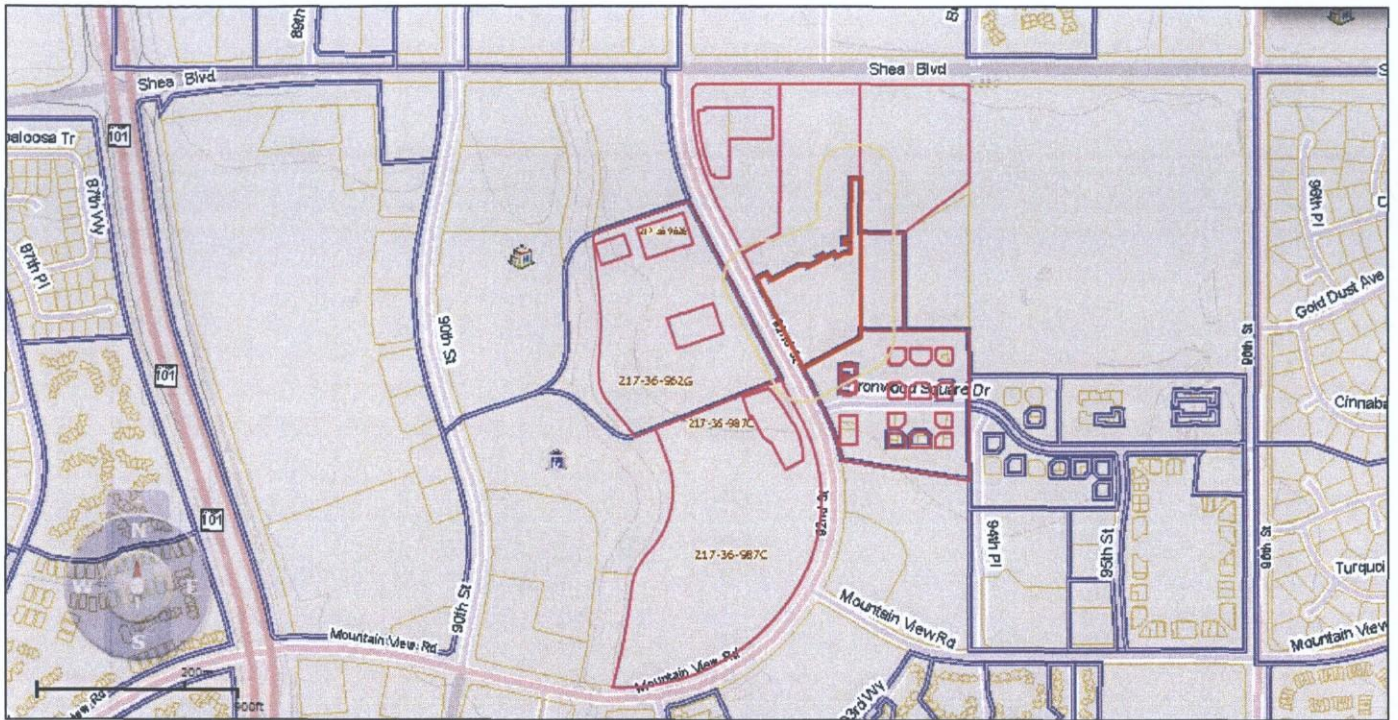
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SCOTTSDALE 92 LOFTS
750' RADIUS



150' RADIUS



Neighborhood Property Owners - 150' Radius

Key	APN	Owner	Address	City	MAIL_S	MAIL_ZIP	Discreet
1	21736959	Mcdonalds Corporation 002-0162	Po Box 182571	Columbus	OH	4.32E+08	1
2	21774012	Rotella Louis J Jr/Kathleen A	10117 N 92Nd St No 101	Scottsdale	AZ	85258	2
3	21774013	Rotella Louis J Jr/Kathleen A	6949 S 108Th St	Lavista	NE	68128	
4	21774013	Rotella Louis J Jr/Kathleen A	6949 S 108Th St	Lavista	NE	68128	
5	21774014	Ironwood 5000 Llc	10040 E Happy Valley Rd No 301	Scottsdale	AZ	85255	3
6	21774015	Ironwood 2000 Llc	10040 E Happy Valley Rd No 301	Scottsdale	AZ	85255	
7	21774015	Ironwood 2000 Llc	10040 E Happy Valley Rd No 301	Scottsdale	AZ	85255	
8	21774016	Scottsdale Sports Medicine Institute Llc	10133 N 92Nd St #102	Scottsdale	AZ	85258	4
9	21774023	Ironwood Office Investors Llc	P O Box 4471	Scottsdale	AZ	85261	5
10	21774023	Ironwood Office Investors Llc	P O Box 4471	Scottsdale	AZ	85261	
11	21774024	Sez Investments Llc	9220 E Mountain View Rd Ste 215	Scottsdale	AZ	85258	6
12	21774025	Sr Bell Investments Llc	10181 N 92Nd St Ste 103	Scottsdale	AZ	85258	7
13	21774026	Janicek Mike F/Kristin Family Tr	2800 Post Oak Blvd Ste 4200	Houston	TX	77056	8
14	21774026	Janicek Mike F/Kristin Family Tr	2800 Post Oak Blvd Ste 4200	Houston	TX	77056	
15	21774027	Hansen Thomas/Donna/Scott/Zabek Hansen Nix	10197 N 92Nd St Ste 102	Scottsdale	AZ	85260	9
16	21774029	S And D Office Properties Llc	10229 N 92Nd St Ste 101	Scottsdale	AZ	85258	10
17	21774030	S&C Properties Llc	12137 E Arabian Park Dr	Scottsdale	AZ	85259	11
18	21774031	Natha Associates Llc	9808 E Becker Ln	Scottsdale	AZ	85260	12
19	21774031	Natha Associates Llc	9808 E Becker Ln	Scottsdale	AZ	85260	
20	21774032	Neurospine Ventures Llc	10245 N 92Nd St	Scottsdale	AZ	85258	13
21	21774032	Neurospine Ventures Llc	10245 N 92Nd St	Scottsdale	AZ	85258	
22	21774033	Nddc Llc	10261 N 92Nd St Unit 101	Scottsdale	AZ	85258	14
23	21774033	Nddc Llc	10261 N 92Nd St Unit 101	Scottsdale	AZ	85258	
24	21774034	Family Care Properties Of Arizona Llc	10277 N 92Nd St Ste 101	Scottsdale	AZ	85258	15
25	21774034	Family Care Properties Of Arizona Llc	10277 N 92Nd St Ste 101	Scottsdale	AZ	85258	
26	21774035	Mccament 92Nd Street Properties Llc	9301 E Shea Blvd Ste 110	Scottsdale	AZ	85260	16
27	21774036	Steier Holdings Llc	9458 E Ironwood Sq Dr #101	Scottsdale	AZ	85258	17
28	21774037	Dano Group Llc	4702 E Caron St	Phoenix	AZ	85028	18
29	21774037	Dano Group Llc	4702 E Caron St	Phoenix	AZ	85028	
30	21774038	Janicek Mike F/Patricia B	10197 N 92 St Ste 101	Scottsdale	AZ	85260	19
31	21774039	10101 Investors Llc	13825 N Northsight Blvd Ste 201	Scottsdale	AZ	85260	20
32	21774040	10101 Investors Llc	13825 N Northsight Blvd Ste 201	Scottsdale	AZ	85260	
33	21774041	10101 Investors Llc	13825 N Northsight Blvd Ste 201	Scottsdale	AZ	85260	
34	21774042	10101 Investors Llc	13825 N Northsight Blvd Ste 201	Scottsdale	AZ	85260	
35	21774043	New Energy Properties Llc	11402 E Aster Dr	Scottsdale	AZ	85259	21
36	21774044	Greeneeyes Investments Llc	10323 E Sutton Dr	Scottsdale	AZ	85260	22
37	21774044	Greeneeyes Investments Llc	10323 E Sutton Dr	Scottsdale	AZ	85260	
38	21774045	Lehnert Herbert H/Ingeborg M Tr	8 Harvey Ct	Irvine	CA	92617	23
39	21774046	Foremost Ventures Llc	10165 N 92Nd St Unit 101	Scottsdale	AZ	85258	24
40	21774046	Foremost Ventures Llc	10165 N 92Nd St Unit 101	Scottsdale	AZ	85258	
41	21774047	Groh John E/Nancy A Tr	9844 E Gelding Dr	Scottsdale	AZ	85260	25
42	21774048	Marta Cooperative Of America Inc	515 E Carefree Hwy Pmb 1140	Phoenix	AZ	85085	26
43	21774049	Bs Medical Holdings Llc	10213 N 92Nd St Ste 101	Scottsdale	AZ	85258	27
44	21774049	Bs Medical Holdings Llc	10213 N 92Nd St Ste 101	Scottsdale	AZ	85258	
45	21774050	Emadan Llc	10213 N 92Nd St Ste 102	Scottsdale	AZ	85258	28
46	21736001M	Jpmcc 2007-Cibc19 Shea Boulevard Llc	1601 Washington Ave Ste 700	Miami Beach	FL	33139	29

Neighborhood Property Owners - 150' Radius

47	21736960J	Stearns Bank Arizona	Po Box 1266	Scottsdale	AZ	85282	30
48	21736960K	Shea And 92Nd Opco Llc	11440 San Vicente Blvd Ste 200	Los Angeles	CA	90049	31
49	21736960L	Shea And 92Nd Opco Llc	11440 San Vicente Blvd Ste 200	Los Angeles	CA	90049	
50	21736962D	Hcp Mob Scottsdale Llc (Lease)	2338 W Royal Palm Rd Ste J	Phoenix	AZ	85021	32
51	21736962E	Hcp Mob Scottsdale Llc (Lease)	2338 W Royal Palm Rd Ste J	Phoenix	AZ	85021	
52	21736962F	Hcp Mob Scottsdale Llc (Lease)	2338 W Royal Palm Rd Ste J	Phoenix	AZ	85021	
53	21736962G	Scottsdale Healthcare Realty Corp	2338 W Royal Palm Rd Ste J	Phoenix	AZ	85021	33
54	21736989A	Black Canyon Place Llc	7801 Hayvenhurst Ave	Van Nuys	CA	91406	34
55	21736989B	92Nd St M&H Llc	6631 E Wilshire Dr	Scottsdale	AZ	85257	35

<u>Entity</u>	<u>Contact Name</u>	<u>Phone</u>	<u>Email</u>	<u>Notes</u>
Janicek Mike F/Kristin Family Tr	Dr. Mike Janicek	(480) 993-2950		His office is not in the 150' radius. Gynecology Oncologist - Harvard, Hopkins, MIT. Turns out he is not on the POA board any longer.
Dano Group Llc	Dr. Imad Khaled	(480) 747-6535	skhaled@theheartclinicpc	Cardiologist, spoke to Kelly 2-18-13 and am waiting for call back. Serene is Dr. wife and office manager. Spoke and emailed a standard packet 3-5-13.
10101 Investors Llc	Jim Riggs	(480) 451-9077	joannn@saxainc.com	Contacted by EM and Voice 2-19-13. Met with Jim Riggs 2-25-13. He is in support of changing use. I need to keep him informed on southern elevation designs.
Jpmcc 2007-Cibc19 Shea Boulevard Llc	Darren Tappen, SVP Leasing at Voit	602.513.5112	dtappen@voitco.com	Spoke to Darren 2-20-13. Sent him email and prototypical package. He will forward to LNR's John Mitchell. Auction.com March 27. Mitchell sent supportive email.
Shea And 92Nd Opco Llc	Joe Hoye, Regional Leasing Dir	(480) 314-3300 x26	jhoye@westfin.com	Spoke 2-15-13 and emailed him a packet. They are in support. Spoke to property manager DeAnna Ross 3-6-13 about the project and resolving parking issues.
Scottsdale Healthcare Realty Corp	Vicki Jones	(480) 882-4887	vjones@shc.org	Spoke and sent her an EM package 2-19-13. She will forward it around to officers. Michelle pabis, ED for public relations emailed to say they support the project.
HCP, Inc.	Tom Kirby	(562) 733-5100		Out of Long Beach, CA, Kelley Ahrens from CBRE handles this for HCP. VM 3-4-13 with Tom Kirby. Previously sent him packet. Neither Kelley or Tom have responded to my contact.
92Nd St M&H Llc	Chris Highmark	(480) 236-8124	Chris@Highmarksm.com	Spoke and sent Em package 2-18-13. Met 3-8-13. Fully supportive.
Victoria Properties Management (POA manager)	Melissa Scott	480-303-6701	melissa@VPManagement	She is the property mannager. Having board meeting 2-20-13. I emailed her a prototypical package. She communicated with the property owners and held a Board meeting. They are in support of the project.

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country	
2095151 Ontario Inc	16 Vogue Cir	Brampton	ON	L6Z 4M7	Canada	
2121 Menaul Properties LLC	2121 Menaul Properties LLC	Albuquerque	NM	87107		
92 Mountain View	P O Box 847	Carlsbad	CA	92018		
9451 E Becker Lane LLC	219 S William Dillard Dr Ste 109	Gilbert	AZ	85233		
Agelakos Panagiota	4340 E Indian School Rd Ste 21-257	Phoenix	AZ	85018		
Airey Kevin S/Colette C	7063 E Summit Trl	Mesa	AZ	85207		
Airey Travis J/Kevin S/Colette C	9450 E Becker Ln Unit 1085A	Scottsdale	AZ	85260		
Aitken Dana/Cathy	9451 E Becker Ln Unit 1002B	Scottsdale	AZ	85260		
Ajic Vesna	9450 E Becker Ln Unit 2024A	Scottsdale	AZ	85260		
Ajic Vesna/Newman Larry M	9450 E Becker Ln Unit 2019A	Scottsdale	AZ	85260		
Allen Gene/Elizabeth	2507 N Woodland Hills Dr	Prescott	AZ	86305		
Amireh Sami/Sue	9450 E Becker Ln Unit 1041	Scottsdale	AZ	85260		
Anderson Pamela I	9451 E Becker Ln Unit 2039B	Scottsdale	AZ	85260		
Anfinson Stacie A/Martin Peter L	9450 E Becker Ln No 2079	Scottsdale	AZ	85260		2-19-13 She left a message and I returned call. In support of project. Met her on site 3-1-13.
Arden Robin/Tamara	28049 Myrtle Ave	Abbotsford	BC	V4X 2P5	Canada	
Asi Communications Inc	1042 E Guadalupe Rd	Tempe	AZ	85283		
Aventura Condominiums Association Inc	13951 N Scottsdale Rd Ste 122	Scottsdale	AZ	85254		
Ayres Brian K/Viola R	1010 Carr Crescent	Saskatoon	SK	S7S 1L8	Canada	
Baerg Ronald G/Vineta/Brendon D	4705 W Evans Dr	Glendale	AZ	85306		
Baghai Abdolghadeer/Sedghinasab Monireh	9882 E Voltaire Dr	Scottsdale	AZ	85260		
Bailey Adam	32007 N 53Rd St	Cave Creek	AZ	85331		
Bales Amy	9451 E Becker Ln Unit 1044B	Scottsdale	AZ	85260		
Ballin Nikki A	4302 E Mulberry Dr	Phoenix	AZ	85018		
Beedy Bradley S/Melba	7311 E Sand Hills Rd	Scottsdale	AZ	85255		
Beimfohr Eric/Yoo-Rie	9450 E Becker Ln	Scottsdale	AZ	85260		
Bell Gavriel/Edden	9806 E Cosmos Cir	Scottsdale	AZ	85260		
Biggers Josephine A	9450 E Becker Ln Unit 2082A	Scottsdale	AZ	85260		
Bird Christopher A/Miley Ryan D	8220 E Mulberry St	Scottsdale	AZ	85251		
Bird Christopher A/Miley Ryan D	9450 E Becker Ln Unit 2012A	Scottsdale	AZ	85260		
Black Lab Properties LLC	1504 Tamm Ave	St Louis	MO	63139		
Bocwinski Adrian/Ignatius	6689 Mill Run Cir	Naples	FL	34109		
Bolton Andria C	9450 E Becker Ln No 2055	Scottsdale	AZ	85260		
Bonello Charles/Carmella/Giovanni	9450 E Becker Ln Unit 1044	Scottsdale	AZ	85260		
Bottom Line Realty LLC	9465 E Ironwood Square Dr Ste 100	Scottsdale	AZ	85258		
Boussen Francis/Mary Lou	2431 Marlene Stewart St	London	ON	N6K 5R3	Canada	
Boyd Peta	5 Maltravers Pl	Wyndham Vale Victoria		3024		
Brad LLC	5125 N 16Th St Ste B 223	Phoenix	AZ	85016		
Brodeur Sophie M	14000 N 94Th St #1066	Scottsdale	AZ	85260		
Brown Gordon/Marilyn	50025 Magdalena	Macomb	MI	48044		
Buff-Baer Penni/Donald	9450 E Becker Ln Unit 2084A	Scottsdale	AZ	85260		
Burggraf Chris	1200 Gough St 19D	San Francisco	CA	94109		
Butera Mark/Donna	4618 W Parkview	Glendale	AZ	85310		
C & K Investment Properties LLC	19903 N 84Th Way	Scottsdale	AZ	85255		
C3Wm Becker LLC	3809 Cielo Grande Ave	Phoenix	AZ	85050		

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Callan Rachel	9450 E Becker Ln Unit 2036A	Scottsdale	AZ	85260	
Campbell Brian J	9451 E Becker Ln Unit 2011B	Scottsdale	AZ	85260	
Carlino Danica	71 Francine Ave	West Caldwell	NJ	7006	2-19-13 Spoke to her. In support of the project.
Case White Sheryl S	12017 S Kent Rd	Haven	KS	67543	
Cava Roseanna	9450 E Becker Ln Unit 1081A	Scottsdale	AZ	85260	
Chan Edward B	9450 E Becker Ln Unit 2049A	Scottsdale	AZ	85260	
Chandler C O/Barbara P Tr	24208 N 27Th Pl	Phoenix	AZ	85024	
Chelseas Investments LLC	8787 E Mountain View Dr Unit 1057	Scottsdale	AZ	85258	
Christensen Brent L/Kathleen J	9451 E Becker Ln Unit 2033B	Scottsdale	AZ	85260	
Clary Donald M/Cheryl L	284 Berkshire Ave	La Cananda	CA	91011	
Colborne Rick R/Loreen O	126 Reichert Dr	Beaumont	AB	T4X 1S2	Canada
Connor Maureen Elaine Tr	8018 E Via Bonita	Scottsdale	AZ	85258	
Cooper Thomas/Tuan	2833 E Paradise Dr	Phoenix	AZ	85028	
Cottrell Elaine Tr	2160 Willow Rd	Northfield	IL	60093	
Czopp Yoseph	Po Box 6554	Scottsdale	AZ	85261	
Czoske David J/Sandra	Po Box 44	Taylor	AZ	85939-0044	
Dasilva June Louise/Boynton Timothy E	9465 E Ironwood Square Dr Bldg U No 102	Scottsdale	AZ	85260	
Dausch Stephen F	9451 E Becker Ln No 1055B	Scottsdale	AZ	85260	
David And Sarah Bashaw Rev Trust/Smith Clinto	17043 E Cascade Dr	Fountain Hills	AZ	85268	
De Champlain Guy P	187 St Moritz Dr Sw	Calgary	AB	T3H 0A6	Canada
Dean Douglas	Po Box 487	Bozeman	MT	59771	
Debs Antonio	6450 E Becker Ln Unit 2055B	Scottsdale	AZ	85260	
Dechamplain Guy P	187 St Moritz Dr Sw	Calgary	AB	T3H 0A6	Canada
Del Fonso Carmina/Rodriguez Lea	3814 Scenic Ct	Denville	NJ	78343476	
Dikengil Yahya/Sibel	9450 E Becker Ln Unit 1037A	Scottsdale	AZ	85260	
Dinkel Ed/Teresa	9451 E Becker Ln - Apt 2012	Scottsdale	AZ	85260	
Dkpg Mountainview Llc/Nshe Pineville LLC	9489 E Ironwood Square Dr Ste 100	Scottsdale	AZ	85258	
Dowlatabadi Ron/Michael	6900 E Princes Dr Unit 1163	Phoenix	AZ	85054	
Drug (Az) Qrs 14-42 Inc	9501 E Shea Blvd	Scottsdale	AZ	85260	
Early Kyle/Minadeo Mark	735 Macy St	West Palm Beach	FL	33405	
Ecl Investments Advisors Inc Profit Sharing P	10801 E Happy Valley Rd No 1	Scottsdale	AZ	85255	
Entrust Arizona LLC	20860 N Tatum Blvd 240	Phoenix	AZ	85050	
Evans Carol A	9450 E Becker Ln Unit 1058	Scottsdale	AZ	85260	
Faraone Diane & Anna/Zuena Fioravante	11603 N 134Th St	Scottsdale	AZ	85259	
Federal National Mortgage Association	7360 S Kyrene Rd Mail Stop T111	Tempe	AZ	85283	
Federal National Mortgage Association	3415 Vision Dr	Columbus	OH	43219	
Federal National Mortgage Association	2801 Woodside St	Dallas	TX	75204	
Federal National Mortgage Association	7360 S Kyrene Rd	Tempe	AZ	85283	
Ferry Robert Theodore/Linda Lee	9451 E Becker Ln No 2008B	Scottsdale	AZ	85260	
Finkle Hal M/Arlene J	720 E Palladium Dr	Juliet	IL	60435	
Fitzgerald Joseph/Jacqueline	228 Barondale Dr	Mississauga	ON	L4Z 3S4	Canada
Five Timbers Investments LLC	229 S 49Th Ave	Phoenix	AZ	85043	
Flannery Shelley	9451 E Becker Ln Unit 1009B	Scottsdale	AZ	85260	
Flores Terry A	9450 E Becker Ln No 2089A	Scottsdale	AZ	85260	

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Ford Donald K/Engel David M/Klayum Kent/P	20584 Kearney Path	Lakeville	MN	55044	
Fortin Albert/Francine	198 Fairfield St	Oakland	ME	4963	
Frank Roger D/Michelle E	1941 Garrett Ln	Lincoln	NE	68512	
Franklin Scott	9450 E Becker Ln Unit 1084A	Scottsdale	AZ	85260	
French Anthony Dennis	206-1120 Railway Ave	Canmore	AB	T1W 1P4	Canada
French Walter E/Marilyn L/Scott P/Kirk E	20364 49A Avenue	Langley	BC	V3A5T6	Canada
Frey Steve/Terry Lee	Box 711	Medicine Hat	AB	T1A7G6	Canada
Funderburk Jim Tr	38395 Chicago Ave	Wadsworth	IL	60083	
Funderburk Jim Tr	9451 E Becker Ln Unit B-1060	Scottsdale	AZ	85260	
Garcia Suzanne G	13232 N 31St Wy	Phoenix	AZ	85032	
Garland Brooke	2500 N Hayden Rd 3	Scottsdale	AZ	85257	
Geller Julian M	4626 E Shea Blvd Ste C200	Phoenix	AZ	85028	
Geung Winglik/Wan Yin	1334 S Sandal	Mesa	AZ	85206	
Gherfal Husam I	9451 E Becker Ln No 2029B	Scottsdale	AZ	85260	
Gillaspie Garth Y	9451 E Becker Ln 1032B	Scottsdale	AZ	85260	
Glenn Scott/Cara	9450 E Becker Ln Unit 1023	Scottsdale	AZ	85260	
Golchin Ahmad	P O Box 20092	San Jose	CA	95160-0092	
Gonzalez Javier Guillermo Toledo	9450 E Becker Ln Unit 1097A	Scottsdale	AZ	85260	
Gordet LLC	19700 N 76Th St No 1046	Scottsdale	AZ	85255	
Greer R Briand/Jeanne E	11370 N 105Th Pl	Scottsdale	AZ	85259	
Grier Timothy Wayne Tr	Hc 1 Box 326	Strawberry	AZ	85544	
Grotto Realty LLC	8463 E Sandalwood Dr	Scottsdale	AZ	85258	
Gulrajani Gulab J	9450 E Becker Ln Unit 1098A	Scottsdale	AZ	85260	
Gupta Praveen/Madhu	3492 Guthrie St	Pleasanton	CA	94588	
Hall Patrick/Michele	9450 E Becker Ln Unit 2083A	Scottsdale	AZ	85260	
Hardy Steve/Christine	8552 211 A Street	Langley	BC	V1M 2L6	Canada
Hartsworm Rachel A	9450 E Becker Ln Unit 1046A	Scottsdale	AZ	85260	
Hay Jennifer L	9450 E Becker Ln Unit 1017A	Scottsdale	AZ	85260	
Hessam Badralsadat	9450 E Becker Ln No 2066A	Scottsdale	AZ	85260	
Heutmayer Peter	9450 E Becker Ln No 1069	Scottsdale	AZ	85260	
Hinman Tom H/Linda L	5323 Hamm Rd	Belgrade	MT	59714	
Hinman Tommy H/Linda L	5323 Hamm Road	Belgrade	MT	59714	
Howe James J/Belinda I Tr	6000 E Quartz Mountain Rd	Paradise Valley	AZ	85253	
Ij Properties Investments LLC	1490 S Price Rd Ste 116	Chandler	AZ	85286	
Ironwood Square Investors LLC	9431 E Ironwood Square Dr Ste 101	Scottsdale	AZ	85258	
Ironwood Square Investors LLC	9431 E Ironwood Square Dr Ste 101	Scottsdale	AZ	85258	
Ironwood Square Investors LLC	9431 E Ironwood Square Dr Ste 101	Scottsdale	AZ	85258	
Janzen Dale/Sandra	101 E Eagle Creek Dr	East St Paul Mb R2E 0L2	MN		
Jd Titan Llc	16286 Wayfarer Ln	Huntington Beach	CA	92649	
Jennett John W	9450 E Becker Ln Unit 2007	Scottsdale	AZ	85260	
Jensen Cristina L	2336 N West Blue Ridge Dr	Seattle	WA	98177	
Johnson Andrew F	9540 E Becker Ln Unit 2047A	Scottsdale	AZ	85260	
Johnson Myron L/Shirley M	9451 E Becker Ln Unit B1028	Scottsdale	AZ	85260	
Jolstad Percy/Carolyn J Tr	9450 E Becer Ln Unit 1060	Scottsdale	AZ	85260	

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Jones Milford/Seyna	12415 N 129Th St	Scottsdale	AZ	85259	
Jovanovic Olivera	9451 E Becker Ln No 1030B	Scottsdale	AZ	85260	
Jpmcc 2007-Cibc19 Shea Boulevard LLC	1601 Washington Ave Ste 700	Miami Beach	FL	33139	
Kamal Sonya	7616 152C Avenue	Edmonton	AB	T5C 3C3	Canada
Kardak Properties LLC	20926 Yeomans Crescent	Langley	BC	V1M 2P8	Canada
Kehrli Eli W/Elisabeth J	359 Prairie Knoll Dr	Naperville	IL	60265	
Kelly A Smith Trust	2938 White Pine Dr	Northbrook	IL	60062	
Ketler Stephen	15933 86A Ave Ste 22	Surrey	BC	V4N 5W2	Canada
Klatt Lloyd A/Beau N	Rr4 Site 484 Box 18	Sherwood Park	AB	T8A 3K4	Canada
Kmill Llc	7835 E Windrose Dr	Scottsdale	AZ	85260	
Knoblock Michael W	9451 E Becker Ln Unit 2021B	Scottsdale	AZ	85260	
Kuhn Michele	9450 E Becker Ln Unit 1021A	Scottsdale	AZ	85260	
Labue Anthony/Patricia Tr	9582 E Cortez St	Scottsdale	AZ	85260	
Langdale Patricia A	9450 E Becker Ln No 2054	Scottsdale	AZ	85260	
Lavji Lyakatali/Sameera	14450 29A Ave	Surrey	BC	V4P 1P7	Canada
Lee Shirley J	4169 Elizabeth Dr	Stevensville	MI	49127	
Li Yanxi/Peng Wei	9450 E Becker No 2006	Scottsdale	AZ	85250	
Lindgren Del/Valerie	Box 83 112 Dawson St	Malmo	NE	68040	
Little Marilyn/Shanna	6816 Conneticut Trl	Crystal Lake	IL	60012	
Lomheim Brad/Cherie	442 22 Ave Nw	Calgary	AB	T2M 1N3	Canada
Long Stephen E/Nancy D	9450 E Becker Ln Unit 2013A	Scottsdale	AZ	85260	
Lopez-Linus Lucille T	23 Lydia Dr	Gottenberg	NJ	7093	
Louvier Karen	9451 E Becker Ln Unit 1005	Scottsdale	AZ	85260	
Lucas Julie/Mia Michelle	9450 E Becker Ln 1002A	Scottsdale	AZ	85260	
Macintosh Teresa J	15 Lakeside Dr	Winnipeg	MB	R3T 4M4	Canada
Mackenzie Alexander	12439 N Cherry Hills Dr	Sun City	AZ	85351	
Mackey Anton	9451 E Becker Ln No 1034	Scottsdale	AZ	85260	
Mairs John/Marie/John M	9451 E Becker Ln Unit 2019B	Scottsdale	AZ	85260	
Mako Holdings Ltd	33459 Balsam Avenue	Mission	BC	V2V 5W8	Canada
Mangarelli Fred J/Lois	9451 E Becker Ln No 1045B	Scottsdale	AZ	85260	
Manis Rick R/Mary Kay	986 Debra Ln	Elk Grove	IL	60007	
Maple Barbara L/Thomas	96 W Villa St	Pasadena	CA	91103	
Maple Thomas	9450 E Becker Ln Unit 1047A	Scottsdale	AZ	85260	
Marchildon Rhett/Natalie	3787 165Th St	Surrey	BC	V3S0H6	Canada
Marciniak Tracie	9450 E Becker Ln Unit 1037	Scottsdale	AZ	85260	
Martino Giovanni/Silvana Maria/Etal	9451 E Becker Ln 1016B	Scottsdale	AZ	85260	
Martys Inc	Po Box 9	Stewart	MN	55385	
Matthew Lerner/Patricia Lerner Revocable Trus	12290 N 86Th St	Scottsdale	AZ	85260	
Mccament Amy Sanders	11100 North 115Th St	Scottsdale	AZ	85259	
Mcpail Tim/Nina	3 Wildrose Cir	Thornhill	ON	L3T1N6	Canada
Meglio V Michael/Cathy Beth/James Joseph	11500 E Cochise Dr Unit 1025	Scottsdale	AZ	85259	
Mehringer Scott	18709 Westview Dr	Saratoga	CA	95070	
Melby Crystal L	12737 N 99Th Pl	Scottsdale	AZ	85260	
Melvin Raymond J	3 North Dale St	Peabody	MA	1960	

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Merten Kristina	9450 E Becker Ln #2041A	Scottsdale	AZ	85260	
Miles Sharon	9451 E Becker Ln Unit 1029B	Scottsdale	AZ	85260	
Miller Dylan Thomas	9450 E Becker Ln Unit 1040A	Scottsdale	AZ	85260	
Miller Mark L/Anne E	9547 Nw Maring Dr	Portland	OR	97229	
Mills Grant E Tr	11980 N 107Th St	Scottsdale	AZ	85259	
Mitchell Eric A/Hayley	14126 E Montgomery Ct	Scottsdale	AZ	85262	
Mrachak Erika S	12734 W Highland Ave	Litchfield Park	AZ	85340	
Moloney Michael W Tr/Molinari Sharon	66 Park Cir South	Farmingdale	NY	11735	
Montecito Cove Llc	9362 E Raintree Dr	Scottsdale	AZ	85260	
Morel Paul/Heather Tr	26098 N 104Th Pl	Scottsdale	AZ	85255	
Morone Anthony Jr F/Lisa M	2412 Falcon Dr	Round Rock	TX	78681	
Msl Holdings Llc	11713 N 91St Pl	Scottsdale	AZ	85260	
Mu Properties Llc	9522 E San Salvador Dr 319	Scottsdale	AZ	85258	
Nardiello Ronald E	7614 E Lakecliff Wy	Parker	CO	80134	
Nash Shelley	9450 E Becker Ln Unit 2043A	Scottsdale	AZ	85260	
Ncr Development Inc	8350 E Raintree Dr Ste 220	Scottsdale	AZ	85260	
Nelson Blain J/Joan D	14420 Rice Lake Dr	Waseca	MN	56093	
Ng Jane	9451 E Becker L 1037B	Scottsdale	AZ	85260	
Nguyen Huong	9450 E Becker Ln	Scottsdale	AZ	85260	
Nikravan Natalie Neda	9450 E Becker Ln Unit 1019	Scottsdale	AZ	85260	
Northrock Holdings Inc	5190 Neil Rd Ste 430	Reno	NV	89502	
Noseworthy David Kenneth/Moroz Karen Judith	309 Edge Bank Cir Nw	Calgary	AB	T3A4R9	Canada
Noseworthy David Kenneth/Moroz Karen Judith	309 Edgebank Circle Nw	Calgary	AB	T3A4R9	Canada
Palencia Rosalina	9450 E Becker Ln 1045A	Scottsdale	AZ	85260	
Palermo Joseph T II/Carol L	1065 Briarcreek Rd	Jacksonville	FL	32225	
Paradise Memorial Gardens Inc	9300 E Shea Blvd	Scottsdale	AZ	85260	
Paramount Restaurant Brokers Inc Defined Bene	9875 S Priest Dr No 101	Tempe	CA	85284	
Paz Angelina M	9450 E Becker Ln Unit 2063A	Scottsdale	AZ	85260	
Pazand Michael/Fatemeh	1359 Cammery Rd	West Vancouver	BC	V7S2N2	Canada
Pazand Michael/Fatemeh	9450 E Becker Ln Unit 2002	Scottsdale	AZ	85260	
Peoples Helen M	Po Box 576	Cody	WY	82414	
Plotsky Holdings Llp	164 Erin Meadow Close Se	Calgary	AB	T2B 3E6	Canada
Prada Jaime	9451 E Becker Ln Un B-1056	Scottsdale	AZ	85260	
Proto Henry/Kathleen	92 Hampshire Dr	Farmingdale	NY	11735	
Ptak Properties Llc	9431 E Ironwood Square Dr	Scottsdale	AZ	85258	
Ptax Resource Management Llc	4811 Bellerive Dr	Dallas	TX	75287	
Quinn John/Paula/Printz Thomas/Griego R/Etal	Po Box 8003	Pueblo	CO	81008	
Quiring Thomas Preston	9451 E Becker Ln Unit 2054B	Scottsdale	AZ	85260	
Rabicoff Terri M Tr	9450 E Becker Ln Unit 2093A	Scottsdale	AZ	85260	
Rafter James E	9450 E Becker Ln Unit 2021A	Scottsdale	AZ	85260	
Real Advantage Properties Llc	9455 E Ironwood Square Dr Suite 100	Scottsdale	AZ	85258	
Red Rox Partners	3219 E Camelback Rd Unit 325	Phoenix	AZ	85018	
Rees Anna/Adam Desmond	232 Foxhaven Dr	Sherwood Park	AB	T8A6L1	Canada
Reid Stephen M/Christine M	7528 Lew Wallace Ne	Albuquerque	NM	87109	

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Reinhardt Thomas/Mullins Judith	9450 E Becker Lane No 1049A	Scottsdale	AZ	85260	
Ressler Alton C/Callahan-Ressler Gail	7318 Southview Ct	Fairfax Station	VA	22039	2929
Richard M Marshall Trust	9450 E Becker Ln Unit 1026A	Scottsdale	AZ	85260	
Ridgeview Properties Management Llc	8107 E Redwing Rd	Scottsdale	AZ	85250	
Riedlinger Allan R	Po Box 814	Newtown	ND	58763	
Rjw Investments Llc	Po Box 5198	Mesa	AZ	85211	
Roberts Edward D	9450 E Becker Ln Unit 1065A	Scottsdale	AZ	85260	
Roberts Niels C	9450 E Becker Ln Unit 1033A	Scottsdale	AZ	85260	
Roberts Niels Charles	8350 E Raintree Dr No 220	Scottsdale	AZ	85260	
Robins Christine M	204 Buckingham Rd	Pittsburgh	PA	15215	
Robins Kathleen	25 Egerton St	Brantford	ON	N3E 4L4	Canada
Robins Kathleen	25 Egerton St	Brantford	ON	N3E 4L4	Canada
Robinson Hank S/Laurie A Tr	3603 Carleton St	San Diego	CA	92106	
Rogers Diana F	9451 E Becker Ln No B1033	Scottsdale	AZ	85260	
Rolland Chad D	9450 E Becker Ln Unit 2100A	Scottsdale	AZ	85260	
Ruffenach Jessie E	9450 E Becker Ln No 2040	Scottsdale	AZ	85260	
Ruiz Julie	9451 E Becker Ln No 2034B	Scottsdale	AZ	85260	
San Lorenzo Intervivos Trust	6401 E Cypress St	Scottsdale	AZ	85257	
Sanchez David M/Linda M Tr	7652 E Poinsettia Dr	Scottsdale	AZ	85260	
Sandwell Duncan/Jennifer	71 Millrise Crescent Sw	Calgary	AB	T2Y2H7	Canada
Saunders Susan/Sheimo Kathryn K	9451 E Becker Ln Unit 1001B	Scottsdale	AZ	85260	
Schaefer Gregory B/Mary A	3845 Horizon Glen Ct	Grand Junction	CO	81504	
Schloss Craig A/Julia G	9450 E Becker Ln Unit 1007A	Scottsdale	AZ	85260	
Schneider Glenn G/Elizabeth	9450 E Becker Ln Unit 1064A	Scottsdale	AZ	85260	
Schuller Paul	2744 Sun Vista Circle	Seattle	WA	98236	
Schwartz Rissa J/Saperstien Darrel R	10784 Nantucket Ln	Huntley	IL	60142	
Scottsdale City Of	7447 E Indian School Rd Ste 205	Scottsdale	AZ	85251	
Sedehi Mehrdad/Loma	7835 E Windrose Dr	Scottsdale	AZ	85260	
Sef Properties Llc	8606 E Larkspur Dr	Scottsdale	AZ	85260	
Shamsfard Seyed J/Etesam Paridokht/Sedehi L	7835 E Windrose Dr	Scottsdale	AZ	85260	
Sibley Monty/Stephanie	Po Box 1304	Loveland	CO	80539	
Sjoberg Bradley A/Austin Nicole R	8947 Colby Ct	Northfield	MN	55057	
Smith Joshua	9450 E Becker Ln No 2059	Scottsdale	AZ	85260	
Smith Rachel/Richard/Janine	9451 E Becker Ln Unit 2024B	Scottsdale	AZ	85260	
Smith Walter J	310 Busse Hwy Ste 292	Park Ridge	IL	60068	
Sobrepna Land Llc	8190 Golden Stein Ln	Bozeman	MT	59715	
Spain William J/Lauren	2475 W Pecos Rd Apt 3090	Chandler	AZ	85224	
Strain Caroline M	9450 E Becker Ln Unit 206	Scottsdale	AZ	85260	
Suarez Mercedes	245 River St Unit 3	Cambridge	MA	2139	
Suarez Mercedes	9450 E Becker Ln Unit 2067A	Scottsdale	AZ	85260	
Sullivan Robert J	1103 Beverly Hills Dr	Cincinnati	OH	45208	
Suraci Family Trust	12103 E Altadena Dr	Scottsdale	AZ	85259	
Swartz Barry S/Karen A	9774 Cobblestone Dr	Clarence	NY	14031	
Swem Thomas C Tr	570 Marsh St	San Luis Obispo	CA	93401	

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Taheri Farid	13363 N 92Nd Wy	Scottsdale	AZ	85260	
Taheri Farid	13363 N 92Nd Wy	Scottsdale	AZ	85260	
Taheri Farid	13363 N 92Nd Wy	Scottsdale	AZ	85260	
Tam Robert D	4722 N 26Th Dr	Phoenix	AZ	85017	
Tamara M Daly Family Trust	Po Box 39	Wheatland	WY	82201	
Tantillo Leann/Shinn Larry	9451 E Becker Ln Unit 1042B	Scottsdale	AZ	85260	
Tarazi Raed F/Patricia A	Po Box 4023	Scottsdale	AZ	85261	
Taylor Dee Adele	3028 Western Avenue No 101	Seattle	WA	98121	
Taylor Patrick K/Joan B	2447 E 9Th S Circle	Salt Lake City	UT	84108	
Taylor Real Estate	897 W Pfeifferhorn Dr	Alpine	UT	84004	
Terranova Robert/Kellye/Bomgaars Gregory/J J	5075 E Syracuse St	Denver	CO	80237	
Testa Michael/Ergas Carol/Gryn Nir/Sara	69-10 Yellowstone Blvd No 425	Forest Hills	NY	11375	
Tetz Scott D	193 22560 Wye Rd	Sherwood Park	AB	T8A 4T6	Canada
Thornton Gregory F	7650 E Redfield Rd Ste D1	Scottsdale	AZ	85260	
Trimino Joseph J/Leslie R Tr	11717 E Estrella Ave	Scottsdale	AZ	85259	
Turman Brent A/Wendy A	7 Mckall Bay	Winnipeg	MB	R3X 1T8	Canada
Turner James/Vivian	124 Whispering Woods Terr	Calgary	AB	T3Z3C8	Canada
Tybor Elizabeth Ann	9450 E Becker Ln No 2032	Scottsdale	AZ	85260	
Ulman Kathleen	9450 E Becker Ln Unit 1014	Scottsdale	AZ	85251	
Varga Attila E/Matichak Rachel E	9450 E Becker Ln #2058	Scottsdale	AZ	85260	
Vasquez Patricia	9451 E Becker Ln Unit 2041B	Scottsdale	AZ	85260	
Virdee Arvinder S/Gurleen K	9528 E Yucca St	Scottsdale	AZ	85260	
Vision Equity Group Llc	Po Box 308593	St Thomas	VI	803	
Volcko Dan	10009 N 34Th Pl	Phoenix	AZ	85028	
Wager Living Trust	9451 E Becker Ln Unit 1007B	Scottsdale	AZ	85262	
Walker Heather/Keith	9450 E Becker Ln Unit 2011A	Scottsdale	AZ	85260	
Walker Wayne T Jr/B Ann/Keith	9450 E Becker Ln Unit 2039A	Scottsdale	AZ	85260	
Wall Thomas J Tr	9475 E Ironwood Square Dr Bldg V101	Scottsdale	AZ	85258	
Walsh Carol A	6 Hilary Dr	Bayville	NY	11709	
Walsh Patricia/Staffa Thomas	9450 E Becker Ln	Scottsdale	AZ	85260	
Warren Christopher A/Hollander Steve	9451 E Becker Ln Unit 2045B	Scottsdale	AZ	85260	
Warsum Properties Llc	7955 S Blackhawk Dr	Idaho Falls	ID	83406	
Watson Kathleen J	8040 Sw Brookridge St Apt 8	Portland	OR	97225-6366	
Weinberger Anton/Marina	9450 E Becker Ln Apt 1091	Scottsdale	AZ	85260	
Weisman Property Management Llc	9754 N 131St St	Scottsdale	AZ	85260	
White John/Lorraine	9450 E Becker Ln No 1028	Scottsdale	AZ	85260	
Whithbroe David N/Barbara A	2818 Newberry Ave	Green Bay	WI	54302	
Whitmore Gregory/Susanna	9450 E Becker Ln Unit 1004A	Scottsdale	AZ	85260	
Widman Sherry Tr	1861 Koehling Road	Northbrook	IL	60062	
Wigmans Piet/Aliti	9450 E Becker Ln No 2094	Scottsdale	AZ	85260	
Wikstrom Robert L/Lougena J	10426 180Th Ct Ne	Redmond	WA	98052	
Williams Brenda	6179 Deergrass Circle Nw	Albuquerque	NM	87120	
Williams Debra Mary	13786 N 103Rd Wy	Scottsdale	AZ	85260	
Wise Trent	9451 E Becker Ln No 2010	Scottsdale	AZ	85260	

Neighborhood Property Owners
Between 150' and 750'

Name	Address	City	State	Zip Code	Country
Wood Sara L	9450 E Becker Ln Unit 1013A	Scottsdale	AZ	85260	
Yr Properties Llc	24532 S Lakeway Cir Southwest	Sun Lakes	AZ	85268	
Zachman Margaret/Daniel	26596 Woodlands Pkwy	Zimmerman	MN	55398	
Zda Investments Ltd	115 Braemer Crescent	Saskatoon	SK	S7V1A1	Canada
Ziner Marc/Judith L	9450 E Becker Ln Unit 2104A	Scottsdale	AZ	85260	
Zink Stephen B/Kathleen J	9450 E Becker Ln Unit 2086	Scottsdale	AZ	85260	
Zojaji Roya/Ahmadiieh Alireza	9450 E Becker Ln No 1093	Scottsdale	AZ	85260	
Zvonek Daniel	9450 E Becker Ln Unit 2038A	Scottsdale	AZ	85260	

Owner	Company	Address	City	State	Zip
Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place	Stevenson Ranch	CA	92381
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak Homeowners Association	7740 N 16th St # 300	Phoenix	AZ	85020
Clif Tait	GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255
Coalition of Pinnacle Peak (C.O.P.P.)		8912 E Pinnacle Peak PMB 275	Scottsdale	AZ	85255
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
Darcy Clement		7500 E Deer Valley Lot 67	Scottsdale	AZ	85255
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251
Ed Toschik, President	La Vista at Pinnacle Peak Homeowners Association	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Emily Ryan	Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002
Fred Unger		7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255
J. P. Lamer		6945 E Glenrosa Ave	Scottsdale	AZ	85251
Jill Aguirre		8605 E Via Dona Rd	Scottsdale	AZ	85266
Jim Heather		6732 E Sheridan Street	Scottsdale	AZ	85257
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027
John Aleo		28625 N 83rd Street	Scottsdale	AZ	85262
John Coyne	Carino Canyon HOA	13331 E Del Timbre Dr	Scottsdale	AZ	85259
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Larry Jonas		6707 E. Culver St.	Scottsdale	AZ	85257
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85255
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Michael Jacks, Secretary	La Vista at Pinnacle Peak Homeowners Association	7725 E Camino Del Monte	Scottsdale	AZ	85255
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250
Patti Smith, Property Manager	Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020
Patty Badenoch		5027 N 71st Place	Scottsdale	AZ	85251
Rodney A. Knight		9414 E San Salvador #225	Scottsdale	AZ	85258
Sarah Ferarah	Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85250
Stephanie Bradley		13330 E. Jomax Road	Scottsdale	AZ	85262
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259
Annette Petrillo		5136 N. 82nd St	Scottsdale	AZ	85250
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Bill Crawford		4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251
Tom Hebert		9174 E. Conquistadores Drive	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
John Strasser		24055 N. 119th Way	Scottsdale	AZ	85255

On 2-13-13, letters were sent to approximately 351 people located within a 750' radius. Their names and addresses were obtained from the County Assessor's web site. A copy of the parcel identification Map can be found behind Tab 1. The list of addressees can be found behind Tab 2. A copy of the letter(s) can be found behind Tab 4.

On 2-13-13, letters were sent to approximately 41 people from the list of interested parties given to applicant by the City of Scottsdale. The list of addressees can be found behind Tab 2. A copy of the letter can be found behind Tab 4.

On 2-13-13, a letter was sent to the Scottsdale School District. A copy can be found behind Tab 4.

On 2-20-13, the Ironwood Office Suites POA sent out an information packet from me to their list of Owners, most of whom had already received a separate mailing from Applicant. The Board also met at about the same time to consider the project. A copy of the letter/packet can be found behind Tab 4.

On 2-22-13, an article appeared in the Scottsdale Independent Newspaper on-line addition and was followed in the next few days with a print copy. A copy can be found behind Tab 4.

On 2-22-13, a presentation was made at the office of McCormick Ranch POA to approximately 8 select members of the Board and their Architectural Review Committee. A copy of the handout used can be found behind Tab 4.

On 2-23-13 between 1:00 and 3:30 PM, an open house was held at the property in the Maricopa Room. In addition to letters sent, phone calls were made and emails were sent to neighbors and encourage their attendance. An "Open House" sign was erected on 92nd Street at the front entrance of the property. The room was set up with 50 chairs and 8 tables. Only four neighbors attended – Paul and Cora Messinger, Dr. Eric Greenman and Barry Simpson. All were in support of the project.

On 2-25-13, at his request, Jim Riggs met with Applicant in Applicant's office and showed Mr. Riggs plans and elevations for the project.

On 2-28-13, Applicant met Stacie Anfinson (an owner in Aventura) at the property and toured her through.

On 3-1-13, Applicant met with Dr. Brito of Urology Associates (tenant at the property) and his real estate representative Dave Heiple.

On 3-5-13, www.VQHoldings.com/blog presented details about the project and solicited feedback. This blog is subscribed to by several people and picked up during searches using imbedded keywords. A copy can be found behind Tab 4.

On 3-5-13, Applicant emailed Councilman Phillips a request for a meeting along with an informational packet. Applicant emailed his assistant Kathy Cross the same information the following day.

On 3-7-13, Applicant visited Paypal offices and dropped off a packet of materials for the President of the local division. Applicant also met with someone who did not disclose his name or position except to say that security reported to him.

On 3-7-13, Applicant spoke on the phone to Pat Cannavino, local Director of Facilities at Caremark. He acknowledged receipt of the original neighborhood letter. Applicant emailed him additional information

subsequent to the conversation. Applicant also emailed a packet of information to Paul Stivender, Caremark Director of Real Estate.

On 3-7-13, applicant spoke to Kuei Song, owner of the shopping center at the NEC 90th Street and Via Linda. He is also a member of the McCormick Ranch POA Architectural Review Committee.

Various phone calls and emails were used to follow up on written letters to be sure neighbors knew about the project and to solicit positive and negative feedback. See the spreadsheet that follows with results of contact.



February 13, 2013

Dr. David J. Peterson, Superintendant
Scottsdale School District
3811 N. 44th Street
Phoenix, Arizona 85018

Via Registered Mail

RE: Determination of Adequate Facilities

Dr. Peterson:

This letter is being sent pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration And Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application and minor general plan amendment that changes the zoning classification from C-3 (non-residential) to PUD (mixed-use including residential). We are proposing to convert a perennially vacant 57,000 Square Foot office building located at 10301 N. 92nd Street to a 56 unit loft apartment community.

The unit plans, interior design and amenities are targeted towards young professionals and empty nesters. The proposed unit mix includes 18 studios, 16 one bedroom plans, 12 one bedroom/den plans and 10 assorted plans that exceed 1,000 Square Feet each.

Due to the marketing elements described above, we do not anticipate a large number of families to live in our community, however, the Fair Housing Act prohibits discrimination against families and we cannot predict what percentage of our residents will have children that may attend the Scottsdale Unified School District schools.

Enclosed please find a project narrative, location map, annotated site plan and the Determination Form required by the City per the above Ordinance. Our City Project number is 69-PA-2013.

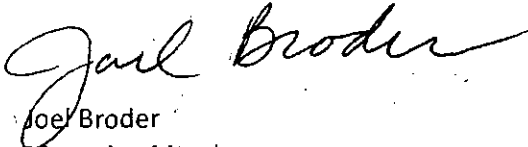
8679 E. San Alberto Dr, Ste 201
Scottsdale, Arizona 85258
480-767-1330 Tel • Visiquestproperties.com • 480-767-1327 Fax

STRATEGIC REAL ESTATE SOLUTIONS

Dr. David J. Peterson
February 13, 2013
Page Two

I would like to schedule a meeting with you or another school district representative to discuss the above proposal. Please contact me at 480-767-1330 or jbroder@vqholdings.com.

Sincerely,

A handwritten signature in cursive script that reads "Joel Broder".

Joel Broder
Managing Member

JB:wp
Enclosures

cc: City of Scottsdale Current Planning Department



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 69 -PA- 2013

Project name: SCOTTSDALE 92 LOFTS

Project Location: 10301 N. 92nd Street

Applicant Name: JOEL BRODER

Phone: 480-767-1330

Applicant E-mail: JBRODER@VQholdings.com

Fax: 480-767-1327

School District: _____

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

SCOTTSDALE 92 LOFTS
Proposed Rezoning

What: Proposed adaptive reuse - conversion of 60,000 SF obsolete office building into 56 residential lofts. Green. 12' ceilings. 850 SF average unit size. Covered parking.

Where: 10301 N. 92nd Street, Scottsdale. South of the Mercado del Rancho Shopping Center at the southeast corner of Shea Blvd and 92nd Street.

When: Opening January 2013 subject to rezoning and building plan approvals.

Why: Walking and biking distance from employment, shopping, services, restaurants, recreation and fitness.

How: Rezone from C-3 PCD to PUD. Reclassify building use from commercial to residential. Add landscaping, patio, lounge, bike racks, dog park, balconies, operable glass doors and windows, air conditioners, kitchens, bathrooms.

Who: Visiquest Properties and Niche Residential (Joel Broder, Managing Member) is the developer. Urban professional and empty nesters are the primary target market.

Contact Joel Broder for more information.
480-767-1330; jbroder@vqholdings.com

Relandscape east and south perimeters. Add a few new landscape islands.

ZONING: C-O

New covered parking +/- 12 stalls

Modify lighting fixtures, or add up-lighting at parking under building footprint.

outdoor seating area.

Wading pool & spa area with decorative privacy fence.

New covered parking +/- 4 stalls

Dog run area with view fence.

(EXISTING)
New covered parking +/- 7 stalls

ADJACENT ZONING: C-3

Shaded areas indicated recent first phase site improvements

Community lounge (for reference)

EXISTING OFFICE (3 STORY) ± 83,300 G.S.F.

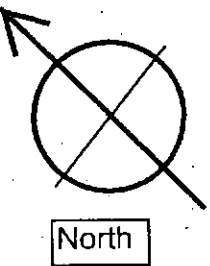
EXISTING OFFICE (1 & 2 STORY) ± 13,700 G.S.F.

(2 - STORY)

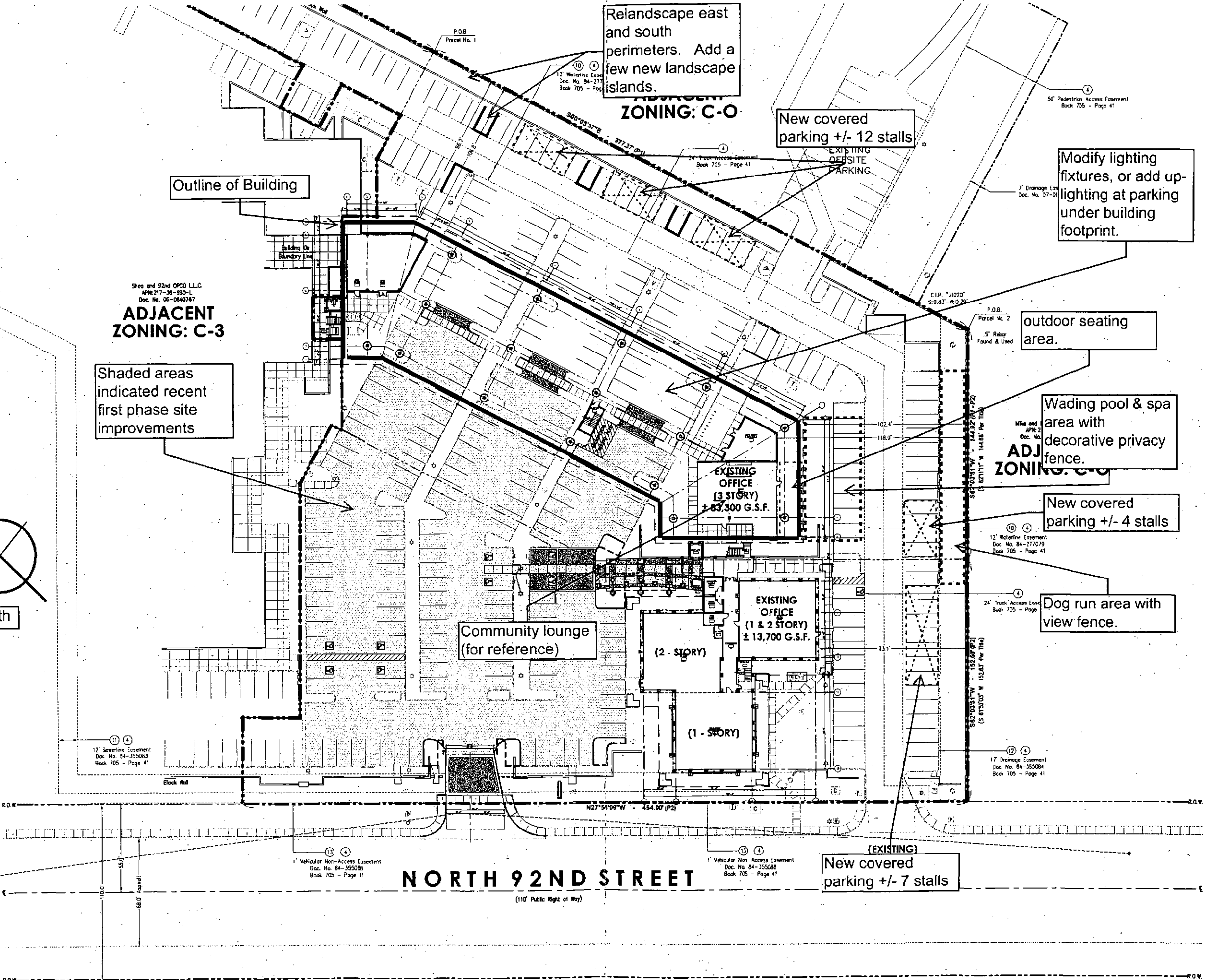
(1 - STORY)

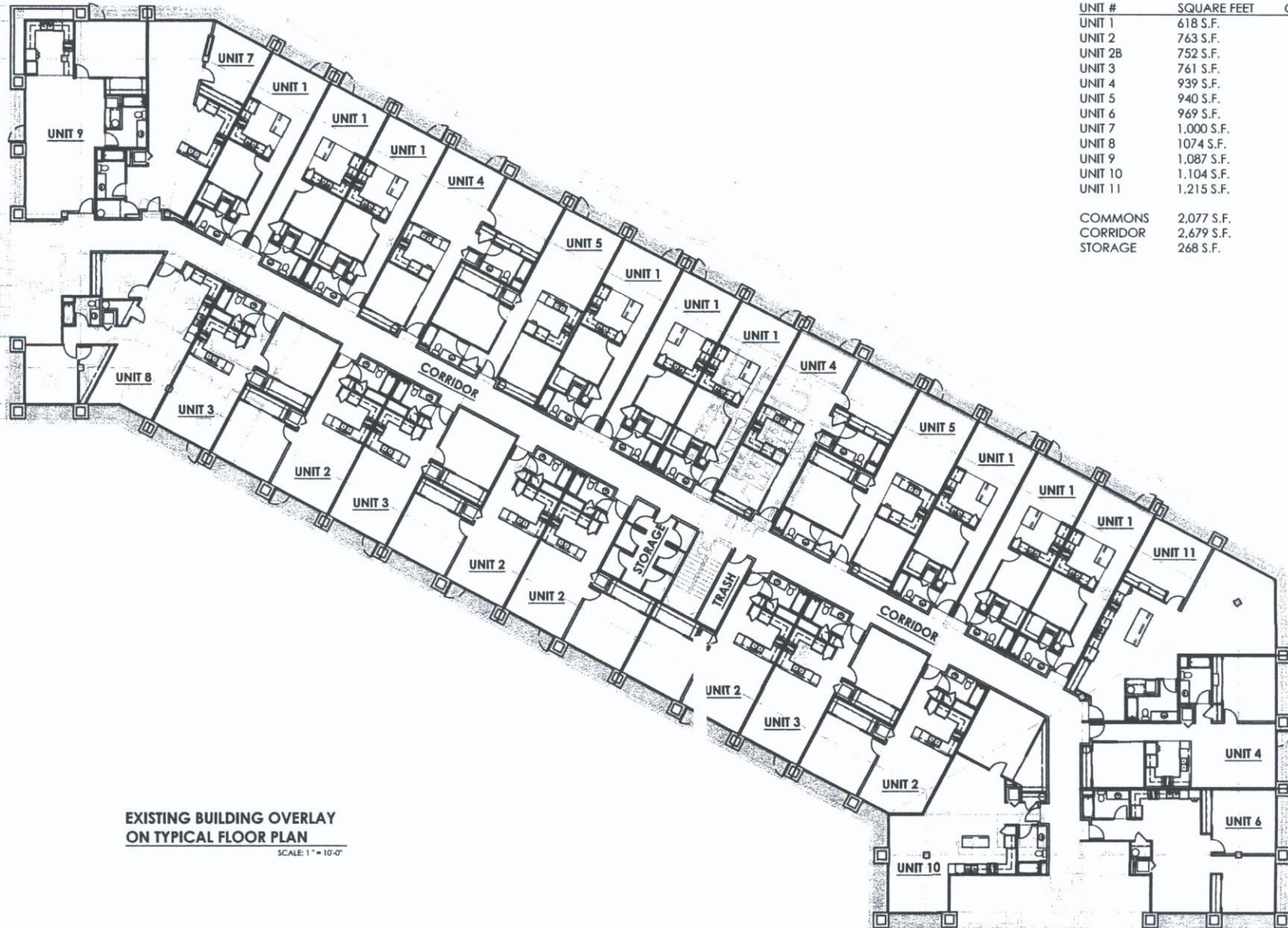
NORTH 92ND STREET

(110' Public Right of Way)



North





UNIT #	SQUARE FEET	QUANTITY
UNIT 1	618 S.F.	9
UNIT 2	763 S.F.	4
UNIT 2B	752 S.F.	1
UNIT 3	761 S.F.	3
UNIT 4	939 S.F.	3
UNIT 5	940 S.F.	2
UNIT 6	969 S.F.	1
UNIT 7	1,000 S.F.	1
UNIT 8	1074 S.F.	1
UNIT 9	1,087 S.F.	1
UNIT 10	1,104 S.F.	1
UNIT 11	1,215 S.F.	1
COMMONS	2,077 S.F.	
CORRIDOR	2,679 S.F.	
STORAGE	268 S.F.	

EXISTING BUILDING OVERLAY
ON TYPICAL FLOOR PLAN
SCALE: 1" = 10'-0"

SCOTTSDALE 92 LOFTS

SCOTTSDALE 92

UP TO 58,300 RSF CONTIGUOUS



Blake R. Hastings
Senior Vice President
602.224.4403

bhastings@brephoenix.com

Sean W. Spellman
Senior Associate
602.224.4441

spellman@brephoenix.com

Jeffrey F. Wentworth
Executive Vice President
602.224.4423

jwentworth@brephoenix.com

2375 E. Camelback Road, Suite 300-11 Phoenix, Arizona 85016-1101 | ph: 602.954.9000 | fx: 602.468.8588 | www.brephoenix.com

Cassidy/
Turley BRE
Commercial

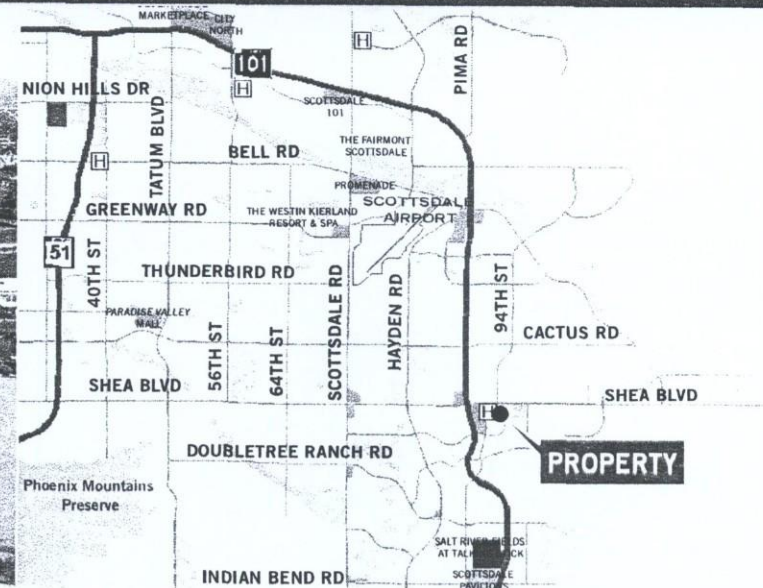
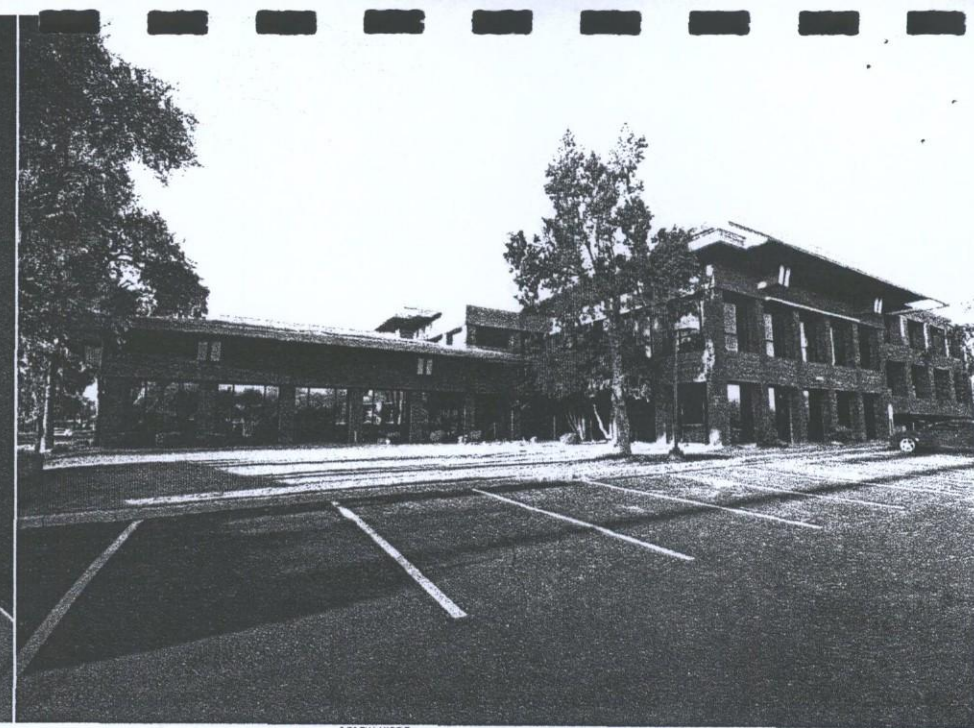
SCOTTSDALE 92

PROPERTY FEATURES

- Project Size: $\pm 74,425$ SF
- Year Built: 1985, Renovated in 2011
- Floors: Two (2)
- Typical Floor Size: $\pm 29,000$ SF
- Total Parking Ratio: 5.00/1,000 SF
- Covered Parking Ratio: 1.55/1,000 SF (Ground level covered parking under building)
- Operating Expenses: Base year
- Tenant Improvements: Negotiable
- Monument and building signage available
- Recent renovation to building exterior, grounds and common areas
- Large floor plates ideal for larger tenants

AREA AMENITIES

- Loop 101 access from both Shea Boulevard and Pima Road/90th Street.
- Adjacent to Scottsdale Healthcare Shea.
- Within one-quarter-mile of Scottsdale Fiesta Shopping Center, Mercado Del Rancho and 94 Hundred Shea.
- Within two miles of 25 restaurants and 10 retailers, including eight Starbucks, Paradise Bakery, Chipotles, Applebee's, FedEx Office Print & Ship Center, Chase Bank and OfficeMax.
- Close proximity to several hotels and resorts, including Hyatt Regency Scottsdale Resort, Talking Stick Resort and Casino, Country Inn & Suites and TownePlace Suites by Marriott.



Blake R. Hastings
Senior Vice President
602.224.4403
bhastings@brephoenix.com

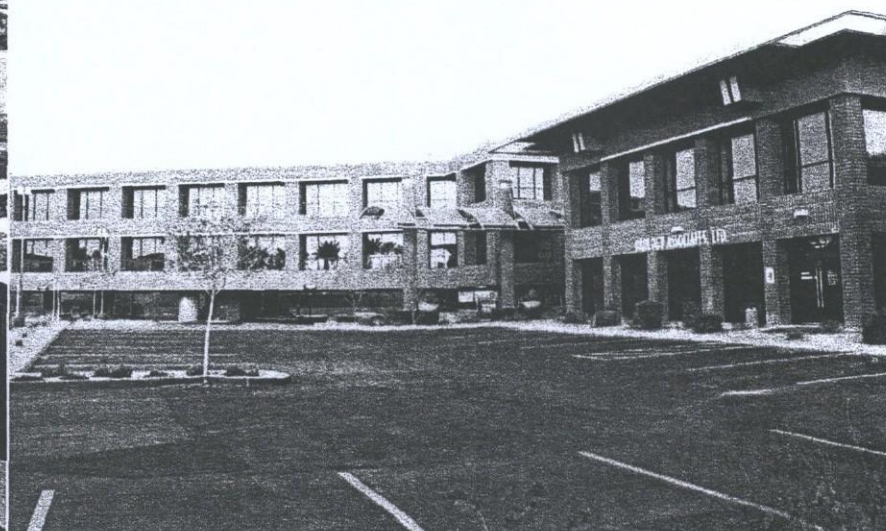
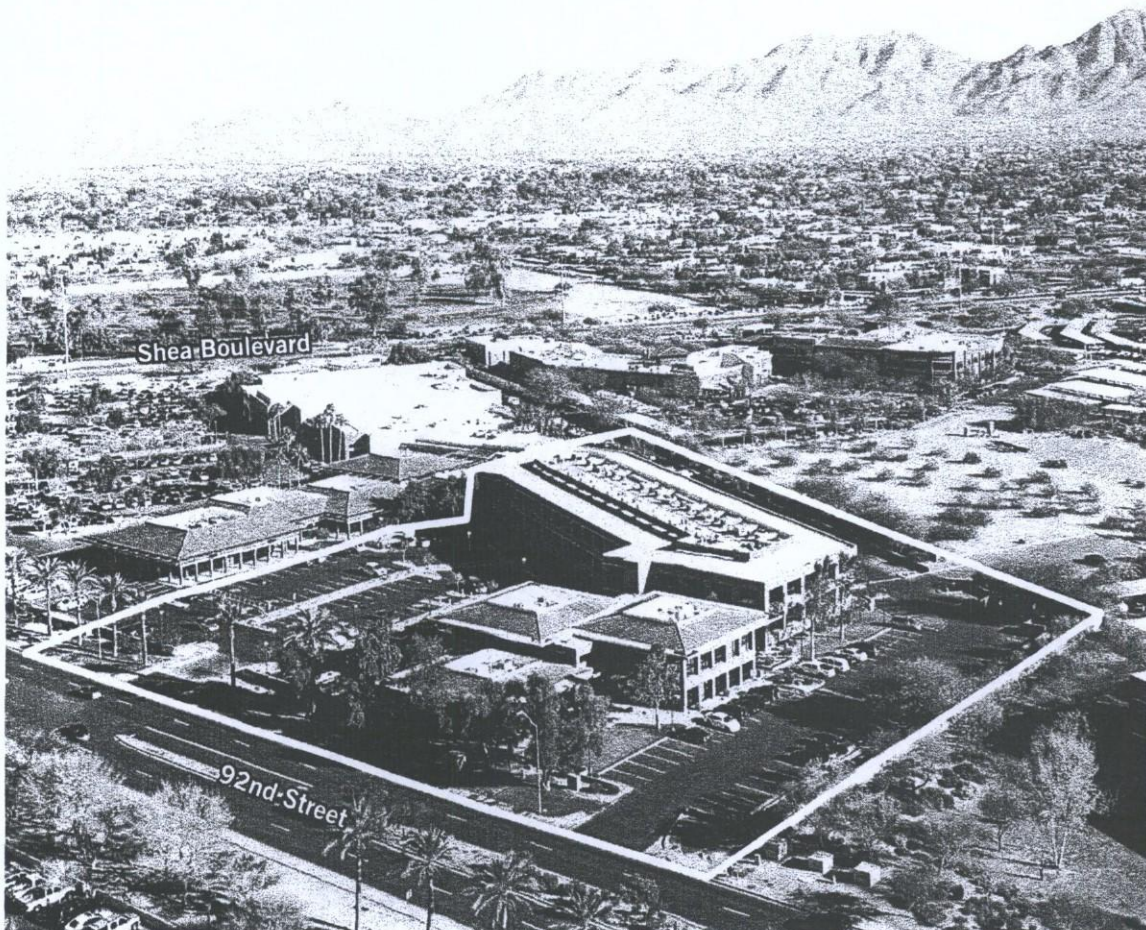
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spellman@brephoenix.com

Jeffrey F. Wentworth
Executive Vice President
602.224.4423
jwentworth@brephoenix.com

Cassidy
Turley/BRE
Commercial

1475 E Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: 602.224.4400
fx: 602.224.4400
www.brephoenix.com

SCOTTSDALE 92



Blake R. Hastings
Senior Vice President
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bhastings@brephoenix.com

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sspellman@brephoenix.com

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Executive Vice President
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jwentworth@brephoenix.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. 2.13.12

Cassidy
Turley/BRE
Commercial

JOEL BRODER
8679 E SAN ALBERTO DR STE 201
SCOTTSDALE, AZ 85258

CERTIFIED MAIL



7155 5474 4100 9721 9058

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (☐ Addressee or ☐ Agent)

X J. Davidson

B. Received By: (Please Print Clearly)

J. Davidson

C. Date of Delivery

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



Dr David J. Peterson, Superintendant
Scottsdale School District
3811 N. 44th Street
Phoenix AZ 85018-5420

PS Form 3800, 2/04



A Certified Mail WITHOUT
Return Receipt Service
(No Return Receipt Card)

1 Certified Mail Label
with Postage Attached

3 Delivery Address **A** or
Return Address **B**

VOID

CERTIFIED MAIL



7155 5474 4100 9721 9058

PS Form 3800, 2/04

4 Individual Receipt

← Fold And Tear →

FEES

Postage per piece	\$1.32
Certified Fee	3.10
Return Receipt Fee	2.55
Total Postage & Fees:	\$6.97

Postmark
Here

ARTICLE NUMBER

7155 5474 4100 9721 9058

ARTICLE ADDRESS TO:

Dr David J. Peterson, Superintendant
Scottsdale School District
3811 N. 44th Street
Phoenix AZ 85018-5420

2

Sender's Address

U.S. Postal Service

Certified Mail Receipt

With Certified Mail, USPS records when your mail piece is sent and received. If you need physical proof of delivery, you may request a Return Receipt, which will be sent back to you when the recipient has signed for your mail piece. (Please note: you may send only ONE mail piece using this form.)

A EXAMPLE: WITHOUT Return Receipt Card

CERTIFIED MAIL

7155 5474 4101 2345 6785

YOUR RETURN ADDRESS
In Print on This Label
USPS Certified Mail System®
VTP-AIR-Master.com
Little Rock, AR 72203-0001

"SAMPLE"
Delivery Address Prints Here
United States Postal Service
Special Services Mail
475 L'Enfant Plz SW
Washington, DC 20260-0004

B EXAMPLE: WITH Return Receipt Card

CERTIFIED MAIL

7155 5474 4101 2345 6785

RETURN RECEIPT REQUESTED

"SAMPLE"
Delivery Address Prints Here
United States Postal Service
Special Services Mail
475 L'Enfant Plz SW
Washington, DC 20260-0004

EXAMPLE: Individual Receipt

ARTICLE NUMBER:
7155 5474 4101 2345 6785

ARTICLE ADDRESS TO:
"SAMPLE"
Delivery Address Prints Here
United States Postal Service
Special Services Mail
475 L'Enfant Plz SW
Washington, DC 20260-0004

FEES:
Postage per piece .37
Certified Fee 2.30
Return Receipt Fee 1.75
Total Postage & Fees: \$4.42

Postmark
Here

A To send Certified Mail WITHOUT Return Receipt Service (No Return Receipt Card)

- 1) Peel Certified Mail label with Postage Attached ① and Sender's Address label ② from section A and apply it to the TOP EDGE of mail piece as shown above A.

Note: If the sender's address is already printed on your mail piece, you may tear off and discard Sender's Address ②.

- 2) Peel Delivery Address label ③ and apply to mail piece.

B To send Certified Mail WITH Return Receipt Service (Uses Return Receipt Card)

- 1) Peel Return Address label ④ and carefully affix to the back of the Return Receipt Card below in the white "RETURN TO" area.
- 2) Fold and tear horizontal perforation 1 below.
- 3) Fold and tear vertical perforation 2 below. DO NOT TEAR OFF LABELS ⑤ and ⑥ FROM RETURN RECEIPT CARD.
- 4) Peel indicated adhesive areas at each end of Return Receipt Card below and apply it to the TOP EDGE of the mail piece as shown above B.

The label in this position on the reverse side of this message is your receipt for this mail piece. Do not peel apart.

If you need a record of this mailing, present this receipt with the mail piece for acceptance at your local post office to be postmarked when you send your Certified Mail (optional).

The round stamped receipt is your proof of mailing for all tracking purposes. If you do not need a receipt, simply discard this label.

← 1 Fold And Tear →

Neighbors



February 13, 2013

RE: Notification of Project Under Consideration
10301 N. 92nd Street (south of Sprouts/Chompies shopping center)

:

This letter is being sent pursuant to the City of Scottsdale Citizen Review process associated with rezoning and minor general plan amendment for the above referenced property.

Please be advised that we are applying for a rezoning and minor general plan amendment that changes the zoning classification from C-3 (non-residential) to PUD (mixed-use including residential). We are proposing to convert the perennially vacant 57,000 Square Foot office building located at 10301 N. 92nd Street into a 56 unit loft apartment community. The smaller 13,000 Square Foot office building closest to the street will remain office occupancy.

PLEASE JOIN ME FOR AN INFORMATIONAL OPEN HOUSE AT THE PROPERTY (TOURS INCLUDED) ON SATURDAY FEBRUARY 23, 2013 AT 1:00PM.

We intend to recycle the existing building in this exciting and novel adaptive reuse effort. This will include adding approximately 26 balconies to the building, enhancing the landscaping, adding approximately 23 parking canopies, a fenced dog run area and an outdoor patio attached to the first floor community lounge. We do not intend to change the exterior brick façade except for necessary repairs and adding metal trim eyebrows on the rear and sides of the building to match the front facing 92nd Street.

The unit plans, interior design and amenities will be targeted towards young professionals and empty nesters. The proposed unit mix includes 18 studios, 16 one bedroom plans, 12 one bedroom/den plans and 10 assorted plans that exceed 1,000 Square Feet each. We anticipate vinyl wood plank floors with carpet in the bedrooms, solid surface counters, contemporary cabinetry, upgraded appliance package and exposed 12' ceilings.

8679 E. San Alberto Drive, Suite 201
Scottsdale, Arizona 85258

480-767-1330 Tel ♦ Visiquestproperties.com ♦ 480-767-1327 Fax

Proposed rezoning
February 13, 2013
Page Two


This proposed project will use considerably less parking and create considerably less vehicular traffic than the current office use has in the past and certainly would in the future. Adding limited residential units to this location will be good for neighborhood retail. It will also bring a quality of life option to neighborhood employees that did not exist, which is certainly good for employers.

Enclosed please find a project narrative, proposed floorplan, location map and annotated site plan. Additional information will be available at the Open House. Our City Project number is 69-PA-2013.

If you cannot make the Open House, I would like to schedule a meeting with you personally to discuss the above proposal. Please contact me at 480-767-1330 or jbroder@vqholdings.com.

You may also contact: Brad Carr, City of Scottsdale Senior Planner
480-312-7713
bcarr@scottsdaleAZ.gov
Case File No. 69-PA-2013
www.scottsdaleAZ.gov/projects/ProjectsInProgress

Sincerely,



Joel Broder
Managing Member

JB:wp

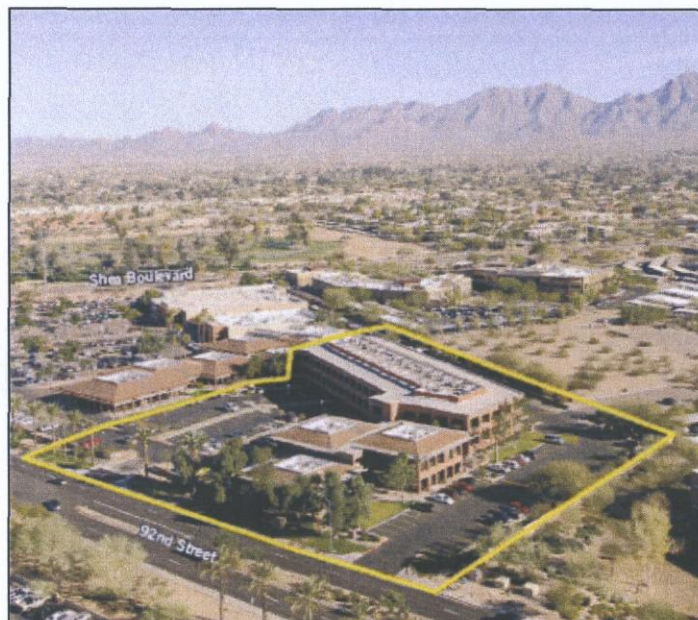
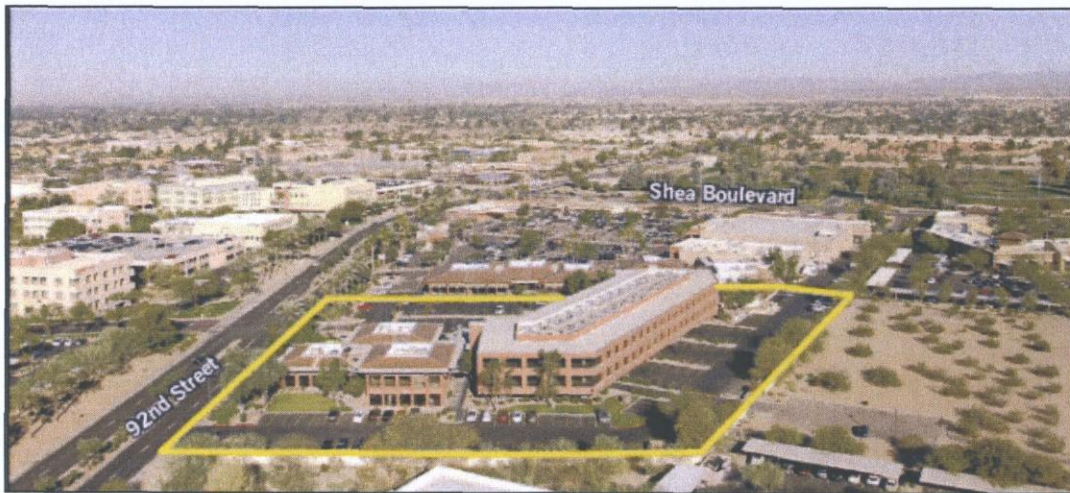
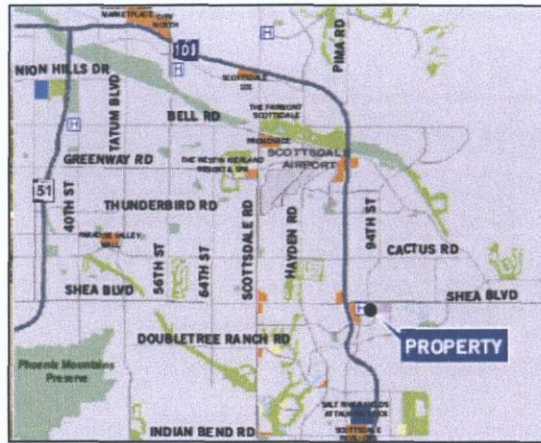
Enclosure

SCOTTSDALE 92 LOFTS
Proposed Rezoning Narrative

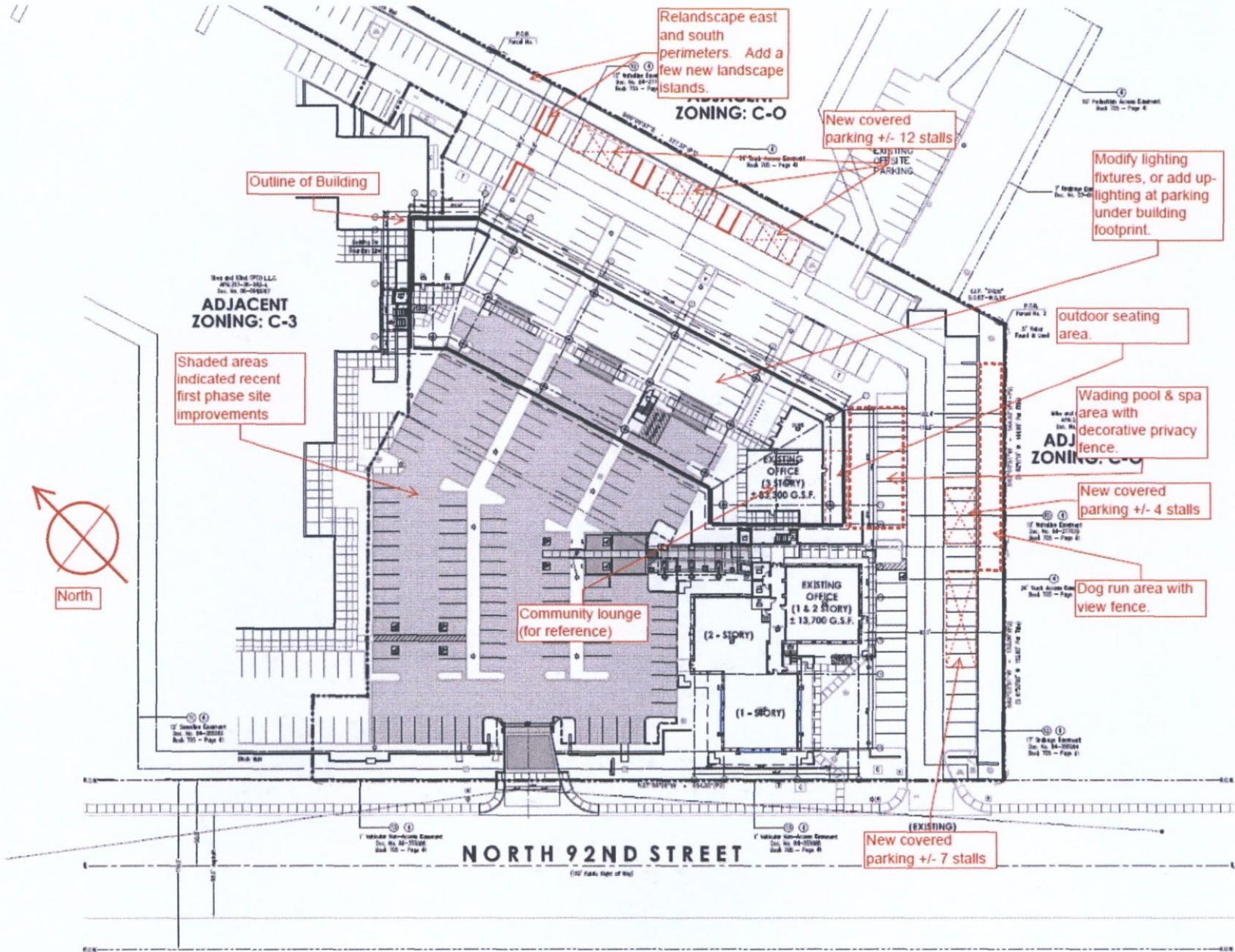
- What: Proposed adaptive reuse - conversion of 60,000 SF obsolete office building into 56 residential lofts. Green. 12' ceilings. 850 SF average unit size. Covered parking.
- Where: 10301 N. 92nd Street, Scottsdale. South of the Mercado del Rancho Shopping Center at the southeast corner of Shea Blvd and 92nd Street.
- When: Opening January 2013 subject to rezoning and building plan approvals.
- Why: Walking and biking distance from employment, shopping, services, restaurants, recreation and fitness.
- How: Rezone from C-3 PCD to PUD. Reclassify building use from commercial to residential. Add landscaping, patio, lounge, bike racks, dog park, balconies, operable glass doors and windows, air conditioners, kitchens, bathrooms.
- Who: Visiquest Properties and Niche Residential (Joel Broder, Managing Member) is the developer. Urban professional and empty nesters are the primary target market.

Contact Joel Broder for more information.
480-767-1330; jbroder@vqholdings.com

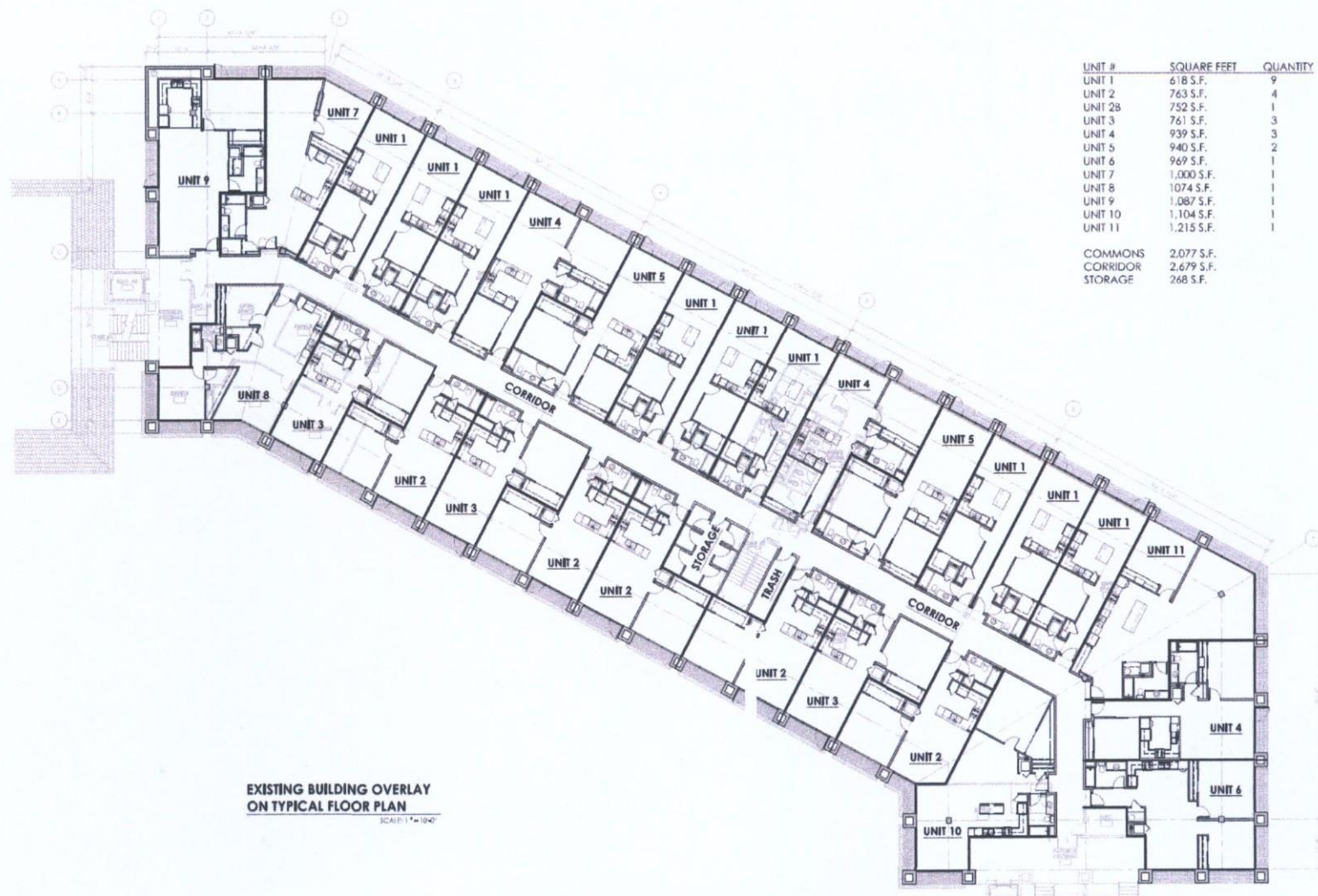
SCOTTSDALE 92 LOFTS
Location



SCOTTSDALE 92 LOFTS Proposed Modifications to the Site



SCOTTSDALE 92 LOFTS
Proposed Floorplan for Existing Building (Same Plan Each Floor)



SCOTTSDALE 92 LOFTS

Joel Broder

From: Joel Broder
Sent: Monday, February 11, 2013 5:45 PM
To: 'jaimeuhrich@mccormickranchpoa.com'
Subject: RFP site plan mark-up.pdf - Adobe Acrobat Standard
Attachments: RFP site plan mark-up.pdf

Thank you for seeing me on such short notice. Attached is the site plan we looked at in the office.

I will do some research into the legal description and the documents I may not have. Look forward to making a presentation to the Board at their earliest convenience.

Joel Broder, CEO

Visiquet Properties
Niche Residential

jbroder@VQHoldings.com

480-767-1330 Off

602-524-8588 Cell

8679 E. San Alberto Drive, Suite 201

Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Tuesday, February 12, 2013 5:40 PM
To: 'Jaime Uhrich'
Cc: 'Nathan Thinner'
Subject: RE: RFP site plan mark-up.pdf - Adobe Acrobat Standard

Yes, I spent last night reading the master declaration and tracing back legal descriptions, etc. It appears my property is part of what was called McCormick Ranch Center II. And yes there are Use Restrictions per a different document than the master declaration. So, what I need is an agreement from the Board on behalf of the Architectural Committee to allow my specific residential use at its location. They can specifically reserve the right to make a separate judgment about subsequent property requests. They can also state in their motion that this decision shall not constitute a precedent.

I look forward to doing a presentation for the board and receiving their favorable decision. Thank you.

Joel Broder, CEO

Visiquest Properties
Niche Residential

jbroder@VQHoldings.com
480-767-1330 Off
602-524-8588 Cell
8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

<http://www.VQHoldings.com>

From: Jaime Uhrich [<mailto:jaimeuhrich@mccormickranchpoa.com>]
Sent: Tuesday, February 12, 2013 11:07 AM
To: Joel Broder
Subject: RE: RFP site plan mark-up.pdf - Adobe Acrobat Standard

Joel,

I called the attorney that recorded the plat maps and documents for McCormick Ranch. The property you are looking to buy is definitely in McCormick Ranch Center. The document number I gave you 2004-0516180, are the most recently recorded Declaration of Restrictions for McCormick Ranch Center. McCormick Ranch Center is still subject to the Master Declaration, which sets the Special Use Fee/Assessment rate. A copy of the Master Declaration is found in Docket 9148 at pages 706 through 756. The McCormick Ranch Center document is just the Declaration of Restrictions for the McCormick Ranch Center, not the CC&R's.

Let me know if you have any other questions regarding the documents.

Regards,

Joel Broder

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Joel Broder, CEO

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Niche Residential

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Sent: Tuesday, February 12, 2013 11:07 AM
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Let me know if you have any other questions regarding the documents.

Regards,

Jaime Uhrich Executive Director

MRPOA 9248 N 94th Street Scottsdale, AZ 85258

O (480) 860-1122 ext. 16 F (480) 860-1530

E jaimeuhrich@mccormickranchpoa.com W mccormickranchpoa.com

Follow us on  Facebook and  Twitter!



McCormick Ranch Property Owners' Association

McCormick Ranch Disclaimer

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From: Joel Broder [<mailto:jbroder@vqholdings.com>]

Sent: Monday, February 11, 2013 5:44 PM

To: jaimeuhrich@mccormickranchpoa.com

Subject: RFP site plan mark-up.pdf - Adobe Acrobat Standard

Thank you for seeing me on such short notice. Attached is the site plan we looked at in the office.

I will do some research into the legal description and the documents I may not have. Look forward to making a presentation to the Board at their earliest convenience.

Joel Broder, CEO

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Niche Residential

jbroder@VQHoldings.com

480-767-1330 Off

602-524-8588 Cell

8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Saturday, February 16, 2013 10:03 AM
To: 'Jaime Uhrich'
Subject: Scottsdale 92 Lofts
Attachments: Plans Binder 2-11-13.pdf; Site plan mark-up (Joel).pdf

Contacts: Jaime Uhrich

Good morning Jaime. You asked whether I was planning to split the parcel I am buying into office and residential parcels. For permanent financing purposes it is likely we will, but that is down the road 18-24 months.

Your next question was how does the County assessor arrive at a FCV for mixed use property. Here is the excerpt from their web site:

***What is Legal Class?** The Legal Class is a statutory category that is used to classify property based on the use of the property. If an individual parcel has more than one use, it will be assigned multiple Legal Classes and a "mixed ratio" will be applied to the value.*

So it appears the County will assess each use separately. For purposes of MRPOA analysis today, if the 13,000 SF office building had a FCV of \$2.2M, the MRPOA fees would be \$3,520. The 56 unit apartment component would be \$5,460. Total \$8,980 per year. Reportedly the most recent fees are \$6,500 per year.

Feel free to provide this to the Board as background for Friday's meeting. I am also providing you an electronic copy of the Plans Binder and an updated Site Plan mark-up.

If you have any other questions, please let me know.

Joel Broder, CEO

Visiquest Properties
Niche Residential

jbroder@VQHoldings.com
480-767-1330 Off
602-524-8588 Cell
8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Thursday, February 21, 2013 10:13 AM
To: 'Jaime Uhrich'
Subject: For the meeting tomorrow
Attachments: B2 _5 87 00348552.pdf; B2 _6 14863-1238.pdf; ACC waiver language.docx

Jaime, I have taken the liberty of drafting proposed approval language (I guess this would be in the form of a motion) for the ACC and/or the Board to consider for tomorrow. Perhaps you can forward to your lawyer and get his blessing?

I have also attached the two referenced recorded documents with the relevant sections highlighted.

By the way, I have received nothing but support from my neighbors including Scottsdale Healthcare, Mercado del Rancho shopping center, 9400 Shea center, Ironwood Village Office Suites and the land owner directly east of the property.

Look forward to seeing you tomorrow morning.

Joel Broder, CEO

Visiquest Properties
Niche Residential

jbroder@VQHoldings.com
480-767-1330 Off
602-524-8588 Cell
8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Thursday, February 21, 2013 1:32 PM
To: Jaime Uhrich
Subject: Re: For the meeting tomorrow

I am considering bringing handouts for tomorrow. Can you please tell me how many board and committee members will be in attendance?

Thank you.

Sent from Joel's iPhone which accounts for spelling and grammar mistakes.

On Feb 21, 2013, at 10:30 AM, "Jaime Uhrich" <jaimeuhrich@mccormickranchpoa.com> wrote:

Joel,

I have been speaking with our attorney regarding this and he does not see a problem either.

I will see you tomorrow at 10, here at the office.

Regards,

<image001.jpg>

Follow us on <image002.png> [Facebook](#) and <image003.png> [Twitter!](#)

<image004.png>

<image005.jpg>

From: Joel Broder [<mailto:jbroder@vqholdings.com>]

Sent: Thursday, February 21, 2013 10:14 AM

To: Jaime Uhrich

Subject: For the meeting tomorrow

Jaime, I have taken the liberty of drafting proposed approval language (I guess this would be in the form of a motion) for the ACC and/or the Board to consider for tomorrow. Perhaps you can forward to your lawyer and get his blessing?

I have also attached the two referenced recorded documents with the relevant sections highlighted.

By the way, I have received nothing but support from my neighbors including Scottsdale Healthcare, Mercado del Rancho shopping center, 9400 Shea center, Ironwood Village Office Suites and the land owner directly east of the property.

Look forward to seeing you tomorrow morning.

Joel Broder, CEO

Visiquest Properties

Niche Residential

jbroder@VQHoldings.com

480-767-1330 Off

602-524-8588 Cell

8679 E. San Alberto Drive, Suite 201

Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Friday, February 22, 2013 11:41 AM
To: 'ccarter@roselawgroup.com'
Subject: Scottsdale 92 Lofts
Attachments: For the meeting tomorrow

Hi Cameron. Good to meet you today (at least telephonically). I am attaching the email I sent Jaime which has the relevant docs and sections highlighted.

I wanted to acknowledge your objection to apartments at the proposed location. Would you be open to a meeting with me so that I might further illicit your opinions and perspectives on this matter.

I am somewhat in the camp that thinks we should not be plunking down apartments everywhere we can in Scottsdale. And this is my neighborhood, so I am even more sensitive. So a dialogue with you is important to me, regardless of how the vote goes down.

Could I schedule some time with you next week?

Joel Broder, CEO

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Joel Broder

From: Joel Broder
Sent: Monday, February 25, 2013 9:46 AM
To: 'Cameron Carter'
Subject: RE: Scottsdale 92 Lofts

Thanks. Let me know when you are available and I can swing by your office or meet you for coffee.

I think when you see how obsolete this office building is and the benefit of its adaptive reuse, you may feel differently about adding a few more apartments to the neighborhood.

Joel Broder, CEO

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From: Cameron Carter [<mailto:CCarter@roselawgroup.com>]
Sent: Monday, February 25, 2013 9:40 AM
To: Joel Broder
Subject: RE: Scottsdale 92 Lofts

Joel,

Thanks for the email. I really do appreciate your presentation and efforts to bring the project to our attention. It sounds like a very interesting concept and something that needs consideration as the area matures and we see more redevelopment and adaptive reuse-type projects. I have requested some additional information from Jaime to track down and would be happy to talk more about things once I have that.

Cameron Carter



6613 N Scottsdale Road, Suite 200
Scottsdale Arizona 85250
Direct: 480.240.5639
Fax: 480.505.3925
Mobile: 602.689.5449

roselawgroup.com

roselawgroupreporter.com
social.roselawgroup.com

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Winner "Best places to work in Arizona"

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Think green, please don't print unnecessarily

From: Joel Broder [<mailto:jbroder@vqholdings.com>]
Sent: Friday, February 22, 2013 11:42 AM
To: Cameron Carter
Subject: Scottsdale 92 Lofts

Hi Cameron. Good to meet you today (at least telephonically). I am attaching the email I sent Jaime which has the relevant docs and sections highlighted.

I wanted to acknowledge your objection to apartments at the proposed location. Would you be open to a meeting with me so that I might further illicit your opinions and perspectives on this matter.

I am somewhat in the camp that thinks we should not be plunking down apartments everywhere we can in Scottsdale. And this is my neighborhood, so I am even more sensitive. So a dialogue with you is important to me, regardless of how the vote goes down.

Could I schedule some time with you next week?

Joel Broder, CEO

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Joel Broder

From: Joel Broder
Sent: Thursday, February 28, 2013 10:29 AM
To: 'Jaime Uhrich'
Subject: Rezoning narrative - Scottsdale 92
Attachments: mrpoa rezoning narrative.pdf

Hi Jaime. As we discussed, attached is the narrative I intend to submit to the City next week along with various required exhibits. Would you mind forwarding this on to the members of the Architectural Review Committee which as I understand it is the operative body to review and approve a waiver allowing residential uses in McCormick Ranch Center. I am also under the impression that the Committee is comprised of you, Kuei Song, Gary Shapiro, Dave Wood and perhaps one other incoming member.

The ACC's timely decision would be appreciated as time is of the essence.

Thank you.

Joel Broder, CEO

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Joel Broder

From: Joel Broder
Sent: Tuesday, March 05, 2013 8:41 AM
To: 'Jaime Uhrich'
Subject: ARC meeting

Good morning Jaime. Can you please tell me when the ARC is scheduled to meet? I have postponed my zoning submittal to the City until I have received approval from the ARC.

Thanks you.

Joel Broder, CEO

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Joel Broder

From: Joel Broder
Sent: Wednesday, March 06, 2013 4:41 PM
To: 'Jaime Uhrich'
Cc: Dave Wood (pdentrp@aol.com)
Subject: RE: MRPOA Request

Jaime, I have reread the two operative documents 1) Declaration of Restrictions dated November 26, 1980, and 2) Delegation of Rights Under Reservation of Architectural Control and Declaration of Restrictions dated May 29, 1987. It is absolutely crystal clear that document 2 assigned all of the rights under Articles II, III and IV of document number 1 to the Committee which was to be comprised of owners within McCormick Ranch Center.

I am at a loss to understand how this can be interpreted differently. I have a call in to Lee to discuss and have agreed to reimburse the POA for the time spent speaking to me about this.

I also do not see why the MRPOA ARC cannot grant a use waiver subject to rezoning of the property. They can include their own set of stipulations so they know exactly what they are getting with respect to land use. Architectural changes will have to come back before the ARC, same as the Scottsdale City DRB.

Joel Broder, CEO

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Scottsdale, AZ 85258

<http://www.VQHoldings.com>

From: Jaime Uhrich [<mailto:jaimeuhrich@mccormickranchpoa.com>]
Sent: Wednesday, March 06, 2013 1:33 PM
To: Joel Broder
Subject: MRPOA Request

Joel,

Please review the attached letter in regards to your request. I am happy to discuss any questions you might have.

Regards,

Jaime Uhrich Executive Director
MRPOA 9248 N 94th Street Scottsdale, AZ 85258
O (480) 860-1122 ext. 16 F (480) 860-1530
E jaimeuhrich@mccormickranchpoa.com W mccormickranchpoa.com

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McCormick Ranch Property Owners' Association

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Joel Broder

From: Joel Broder
Sent: Friday, March 08, 2013 2:58 PM
To: 'Jaime Uhrich'
Subject: Request for agenda item
Attachments: Neighbors 750.pdf; Neighbors 150 Feet.pdf; CITIZEN REVIEW REPORT.pdf

Jaime, I would like to be considered for the next Board Meeting agenda which appears to be March 27.

I have spoken to Lee Esch and understand his position that the Board must authorize the waiver of the "residential use prohibition", and the ARC can subsequently approve the "use restrictions". I can prepare these restrictions for Lee's review next week.

As I stated in my last email, the rezoning case cannot proceed until MRPOA has voted to approve the waiver, which can be subject to the rezoning approval. Lee says there is nothing legally that would prevent this.

This project has the support of Scottsdale Healthcare, Mercado del Rancho, Ironwood Office Suites POA, 9400 Shea, the land owner to the east and the building owner to the south, to name just a few of the most immediate neighbors. Also Urology Associates who is a tenant in the 2-story office building that is part of the project is enthusiastic about the proposal. In addition, I have communicated to a whole host of other neighbors, none of whom are opposed to the idea (except Cameron Carter). The City has received no comments or inquiries.

As my zoning narrative explains, this change of use is consistent with the 2001 and 2011 Scottsdale general plans and was even contemplated in the Urban Character designation. Attached is a list of communications I have had so far with more to come.

Thank you for your consideration.

Joel Broder, CEO

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Councilman Phillips

Joel Broder

From: Joel Broder
Sent: Tuesday, March 05, 2013 4:51 PM
To: gphillips@scottsdaleaz.gov
Subject: Scottsdale 92 Lofts - adaptive reuse project
Attachments: S92 show and tell.pdf

Councilman Phillips, I am the developer of the proposed 56-unit adaptive reuse loft apartment community at 10301 N. 92nd street (south of Shea). We are about to make our zoning application and I would like to arrange a meeting with you to "show and tell" this project. I will call your office tomorrow, but wanted to give you a little explanation in advance.

I represent myself in this zoning endeavor (no lawyer). I have lived in Scottsdale Ranch for over 15 years and officed in McCormick Ranch during most of that time. So the proposed project is in my neighborhood.

As you may have heard, I am planning to take a 57,000 SF obsolete 3-story office building that has been vacant for 4 years and convert it into apartments. We are not tearing anything down except for converting parking spaces into landscape islands and public open space. I am not changing the height or any physical characteristics of the building except for adding some metal eyebrows and balconies to half the windows. We intend to keep the existing brick facade.

The purpose of this project is to create a green community that offers residents an opportunity to walk and bike to work, shopping, services, entertainment and recreational open space. We are recycling a 28 year old building and the neighbors are very supportive. The plan reduces trip traffic and alleviates parking and congestion problems from the adjacent shopping center where Sprout's and Chompies are located.

I am sensitive to the onslaught of new apartments in the valley and some of the unlikely and improper locations they are attempting to be built. This project is different for a variety of reasons. I am not looking for a fight – in fact just the opposite. I do not want to spend time and money on a project that is not wanted in the neighborhood or the City. I think this can be a great example of what sustainable redevelopment is all about.

So I hope you will visit with me. In a perfect world, you will let me walk you through the project. As a contractor, I am sure you will enjoy hearing about how we intend to pull off this very creative and complex challenge.

Joel Broder, CEO

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Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Wednesday, March 06, 2013 10:04 AM
To: 'kcross@scottsdaleaz.gov'
Subject: FW: Scottsdale 92 Lofts - adaptive reuse project
Attachments: S92 show and tell.pdf; Joel Broder.vcf

Here is a copy of the information we discussed. My v-card is also attached. Thank you for your help in arranging an appointment with Councilman Phillips.

Joel Broder, CEO

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<http://www.VQHoldings.com>

From: Joel Broder
Sent: Tuesday, March 05, 2013 4:51 PM
To: gphillips@scottsdaleaz.gov
Subject: Scottsdale 92 Lofts - adaptive reuse project

Councilman Phillips, I am the developer of the proposed 56-unit adaptive reuse loft apartment community at 10301 N. 92nd street (south of Shea). We are about to make our zoning application and I would like to arrange a meeting with you to "show and tell" this project. I will call your office tomorrow, but wanted to give you a little explanation in advance.

I represent myself in this zoning endeavor (no lawyer). I have lived in Scottsdale Ranch for over 15 years and officed in McCormick Ranch during most of that time. So the proposed project is in my neighborhood.

As you may have heard, I am planning to take a 57,000 SF obsolete 3-story office building that has been vacant for 4 years and convert it into apartments. We are not tearing anything down except for converting parking spaces into landscape islands and public open space. I am not changing the height or any physical characteristics of the building except for adding some metal eyebrows and balconies to half the windows. We intend to keep the existing brick facade.

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I am sensitive to the onslaught of new apartments in the valley and some of the unlikely and improper locations they are attempting to be built. This project is different for a variety of reasons. I am not looking for a fight – in fact just the opposite. I do not want to spend time and money on a project that is not wanted in the neighborhood or the City. I think this can be a great example of what sustainable redevelopment is all about.

So I hope you will visit with me. In a perfect world, you will let me walk you through the project. As a contractor, I am sure you will enjoy hearing about how we intend to pull off this very creative and complex challenge.

Joel Broder, CEO

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Joel Broder

IRONWOOD office
Suites Condo POA

From: Joel Broder
Sent: Thursday, February 21, 2013 2:41 PM
To: 'Melissa Scott'
Subject: RE: Ironwood Office Suites Condo POA

Thank you for communicating this information to your members and responding to me in kind. I will share this with McCormick Ranch POA tomorrow morning. All, but two of my neighbors have voiced support for the project including Scottsdale Healthcare. I am meeting with Jim Riggs Monday morning to hopefully get his support. And I still have not heard back from Dr. Khaled. Those two will hopefully go on record in support as well.

Joel Broder, CEO

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From: Melissa Scott [<mailto:msscott@vpmanagement.com>]
Sent: Thursday, February 21, 2013 2:31 PM
To: Joel Broder
Subject: RE: Ironwood Office Suites Condo POA

Joel,

Thank you for providing me with the information for your new development project. I discussed your plans with the Board of Directors at Ironwood Office Suites at their Board Meeting today. As most of them had already received your package they were pleased with your efforts to reach out to the community and are very excited for this interesting and innovative project to move forward. Please let me know if you have any questions or comments.

Sincerely,

Melissa Scott CMCA, AMS | Property Manager
480.776.5800 dir | 480.303.6704 fax | 480.244.9754 cell
Victoria Properties Management, LLC | 627 S. 48th St Suite 110 | Tempe, AZ 85281
www.vpmanagement.com

From: Joel Broder [<mailto:jbroder@vqholdings.com>]
Sent: Wednesday, February 20, 2013 9:34 AM

To: Melissa Scott

Subject: Ironwood Office Suites Condo POA

Hi Melissa. Good to speak with you today. Attached is a prototypical package we sent out to our neighbors informing them of our intentions to rezone 10301 N. 92nd Street. We propose to adaptively reuse the existing 3-story 57,000 SF office building for a 56 unit loft apartment project. The smaller two story office building along 92nd Street would remain office use.

We are holding a neighborhood open house this Saturday at 1PM. All of your owners are invited.

If we are successful with our approvals, the project will reduce the parking and traffic load significantly as apartments are much less intensive than office use. We will be adding covered parking canopies to the perimeter, new landscaping and 26 or so balconies to the building among other improvements. It will provide an opportunity for your owners' employees to live with us and walk or bike to work, as well as to the many restaurants and services in the area.

At the Board's discretion, you are free to email this information to your owners. If the Board could offer me support (or scorn) for the project, that would be helpful as well.

Thank you.

Joel Broder, CEO

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jbroder@VQHoldings.com

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8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Pabis, Michelle [MPabis@SHC.org]
Sent: Thursday, February 21, 2013 9:43 AM
To: Joel Broder
Subject: RE: Scottsdale 92 Lofts

Hi Joel. I handle city issues for Scottsdale Healthcare so Vicki passed along your email and letter. We have no problem with your proposed project from what you have shared. Good luck in your efforts.

Michelle Pabis
Executive Director, Government and Public Affairs
Scottsdale Healthcare
8125 N. Hayden Road
Scottsdale, Arizona 85258
Phone (480) 882-5294
mpabis@shc.org

From: Joel Broder [<mailto:jbroder@vqholdings.com>]
Sent: Tuesday, February 19, 2013 4:58 PM
To: Jones, Victoria
Subject: Scottsdale 92 Lofts

Thanks for speaking to me a few minutes ago. I forgot to mention we are holding a neighborhood open house this Saturday at 1PM at the property. Feel free to mention that to anyone you send this info too.

I am attaching a prototypical letter we sent to neighbors. As we discussed, SHC is the 800 lb. gorilla in the neighborhood and it would be very helpful and most appreciated if I could get some official blessing (or curse) for our project as soon as possible.

I am please to answer questions from anyone at SHC or make a personal presentation at your/their convenience.

Joel Broder, CEO

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9400 E. Shea

Joel Broder

From: Darren Tappen [DTappen@voitco.com]
Sent: Wednesday, February 20, 2013 4:10 PM
To: Joel Broder
Subject: FW: AZ - 9400 Shea - Scottsdale 92 Rezone Notice (Neighbor)

From: John Mitchell [mailto:JMitchell@lnrproperty.com]
Sent: Wednesday, February 20, 2013 1:22 PM
To: Darren Tappen
Subject: RE: AZ - 9400 Shea - Scottsdale 92 Rezone Notice (Neighbor)

Sounds like a cool project. Less office space to compete with and more bodies to eat, smoke and get their hair cut at 9400 Shea.

I'm fine with it.

John Mitchell | Vice President
REO Asset Management | LNR Partners, LLC
1601 Washington Ave., Suite 700 | Miami Beach, FL 33139
T: 305-695-5253 | F: 305-695-5379
jmitchell@lnrproperty.com | www.lnrpartners.com

=====

Please access the attached hyperlink for an important electronic communications disclaimer:
http://www.lnrproperty.com/email_disclaimer.html

=====

From: Darren Tappen [mailto:DTappen@voitco.com]
Sent: Wednesday, February 20, 2013 3:06 PM
To: John Mitchell
Subject: AZ - 9400 Shea - Scottsdale 92 Rezone Notice (Neighbor)

John:

I spoke to Joel Broder below who said he sent a package similar to your address in Miami to the attention of the legal ownership name of the trust.

Told him I seriously doubted we would respond since we are selling the facility but he wanted me to make sure you were aware. I know the current ownership of the property well and they like the plan and Joel and believe he can pull it off. My belief is that it is a value add to our center for sure.

Thanks,

From: Joel Broder [mailto:jbroder@vqholdings.com]
Sent: Wednesday, February 20, 2013 9:58 AM

To: Darren Tappen
Subject: Scottsdale 92

Darren, good to speak with you today. Please forward this email and the attached information to John Mitchell at LNR. If they have an opinion about our rezoning proposal one way or another, I encourage them to express it sooner rather than later.

We are holding a neighborhood open house this Saturday at 1PM. You and/or your asset manager are welcome to attend.

By converting the 57,000 SF office building to 56 loft apartments, we are taking competitive office space off the market, and providing additional patrons for your property's retail. It will also provide a live-work opportunity for tenants at Vision Offices.

Thanks for your help and good luck with the auction.

Joel Broder, CEO

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Joel Broder

Jim Riggs,
(due south owner)

From: Joann Nardozza [joannn@saxainc.com]
Sent: Tuesday, February 19, 2013 4:59 PM
To: Joel Broder
Subject: RE: Scottsdale 92 Lofts

Ok, Jim will come by you then. Thanks

Joann Nardozza
Platinum Advisors
9332 E. Raintree Drive Ste 120
Scottsdale AZ 85260
P.480.624.5060 F. 480.323.2282
joannn@saxainc.com

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From: Joel Broder [mailto:jbroder@vqholdings.com]
Sent: Tuesday, February 19, 2013 5:03 PM
To: Joann Nardozza
Subject: RE: Scottsdale 92 Lofts

I will pencil Jim in for Monday at 8AM. The renderings, such as they are, are still in the works but they will be done by then. Since this is adaptive reuse, we intend to use the building pretty much as is, except for adding about 26 balconies, glass doors and operable windows. There will be a few site embellishments too.

Looking forward to meeting Jim.

Joel Broder, CEO

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8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

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From: Joann Nardozza [mailto:joannn@saxainc.com]
Sent: Tuesday, February 19, 2013 4:49 PM
To: Joel Broder
Subject: RE: Scottsdale 92 Lofts

Whichever works best for you, if you want to bring photos here that is fine, otherwise Jim will pop by you on Monday. Please let me know your preference. We are located at the address below.

Joann Nardozza
Platinum Advisors
9332 E. Raintree Drive Ste 120
Scottsdale AZ 85260
P.480.624.5060 F. 480.323.2282
joannnn@saxainc.com

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From: Joel Broder [<mailto:jbroder@vqholdings.com>]
Sent: Tuesday, February 19, 2013 4:50 PM
To: Joann Nardozza
Subject: RE: Scottsdale 92 Lofts

Friday – no. Monday – yes. I am also happy to come to your office as well. Will also be happy to give him and you a guided tour of the project and explain what we are intending to do.

Joel Broder, CEO

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<http://www.VQHoldings.com>

From: Joann Nardozza [<mailto:joannnn@saxainc.com>]
Sent: Tuesday, February 19, 2013 4:40 PM
To: Joel Broder
Subject: RE: Scottsdale 92 Lofts

Hi Joel, thanks for the information. Jim Riggs would like to stop by your office on this Friday at 10AM or Monday at 8AM. He cannot attend the open house but wanted to take a look at the elevations. Will you be available to meet with him?

Joann Nardozza
Platinum Advisors
9332 E. Raintree Drive Ste 120
Scottsdale AZ 85260
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joannnn@saxainc.com

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From: Joel Broder [mailto:jbroder@vqholdings.com]

Sent: Tuesday, February 19, 2013 10:24 AM

To: Joannnn@saxainc.com

Subject: Scottsdale 92 Lofts

Hi Joann. Thanks for the call back. Attached is the prototype information packet we sent to our neighbors regarding the proposed rezoning case.

I think the project will have a positive impact on the neighborhood and the local office market in general. It reduces the potential vacant office space and potentially creates a live-work opportunity for employees in the neighborhood.

I would like to speak with Jim or receive an email expressing his support for our effort. Thank you.

Joel Broder, CEO

Visiquest Properties

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jbroder@VQHoldings.com

480-767-1330 Off

602-524-8588 Cell

8679 E. San Alberto Drive, Suite 201

Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Joel Broder
Sent: Thursday, March 07, 2013 2:40 PM
To: 'Pat Cannavino (pat.cannavino@caremark.com)'
Subject: Scottsdale 92 Lofts
Attachments: S92 show and tell.pdf

Contacts: Pat Cannavino

Thank for taking my call a few minutes ago. I was about to tell you that rents are expected to range from \$1,050 – 1,400 per month (620 – 1,200 SF).

I know you are intimately familiar with the property. We intend to demolish the drop ceilings, restrooms, HVAC and build all new on the inside, leaving the ceiling exposed in the 56 apartments. The Maricopa Room will become the resident lounge and we are building a patio/garden with pool/spa/BBQ into the parking lot on the south side.

I am attaching some additional information to what we sent previously. Please be sure and let me know if you have any questions, concerns or suggestions. I am hoping some of your employees will find a new home with us.

Can you tell me how many employees you have in the immediate area? Thanks.

Joel Broder, CEO

Visiquest Properties
Niche Residential

jbroder@VQHoldings.com
480-767-1330 Off
602-524-8588 Cell
8679 E. San Alberto Drive, Suite 201
Scottsdale, AZ 85258

<http://www.VQHoldings.com>

Joel Broder

From: Stivender, Paul [Paul.Stivender@caremark.com]
Sent: Thursday, March 07, 2013 5:03 PM
To: Joel Broder
Cc: Cannavino, Pat
Subject: RE: Redevelopment of former Caremark office, Scottsdale

Joel,

Thanks for the information.

Paul

From: Joel Broder [mailto:jbroder@vqholdings.com]
Sent: Thursday, March 07, 2013 3:53 PM
To: Stivender, Paul
Subject: Redevelopment of former Caremark office, Scottsdale

Hi Paul. Pat Cannavino suggested I reach out to you and make you aware of a proposed adaptive reuse at Mercado del Rancho office building.

We are proposing to take the 3-story 57,000 SF building that remains vacant since Caremark left, and convert it into 56 loft apartments (for rent). The 2-story office building will remain as-is. I have attached some information about the project including a copy of the letter we initially sent to our neighbors.

Please be sure to let me know if Caremark has any questions, comments (good and bad) or suggestions. We hope to be home to some of your employees!

Thank you.

Joel Broder, CEO

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Scottsdale, AZ 85258

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Joel Broder

From: Joseph Gleason [josephgleasonaz@yahoo.com]
Sent: Wednesday, March 06, 2013 5:34 PM
To: Joel Broder

I follow your blog, and just want to say ,what a great idea Scottsdale 92 Lofts – Adaptive Reuse is. I hope the city goes for it.

Joel Broder

From: Smith, Ross [Ross.Smith@ctarizona.com]
Sent: Friday, February 22, 2013 4:24 PM
To: 'jbroder@visiquetproperties.com'
Subject: Scottsdale 92 - Great Idea

Hi Joel: Excellent way to put the vacant office building across from the hospital to a productive use.

Good luck with the project.

Ross Smith
Senior Vice President
Cassidy Turley BRE Land Group

602.561.2691

INDEPENDENT NEWS
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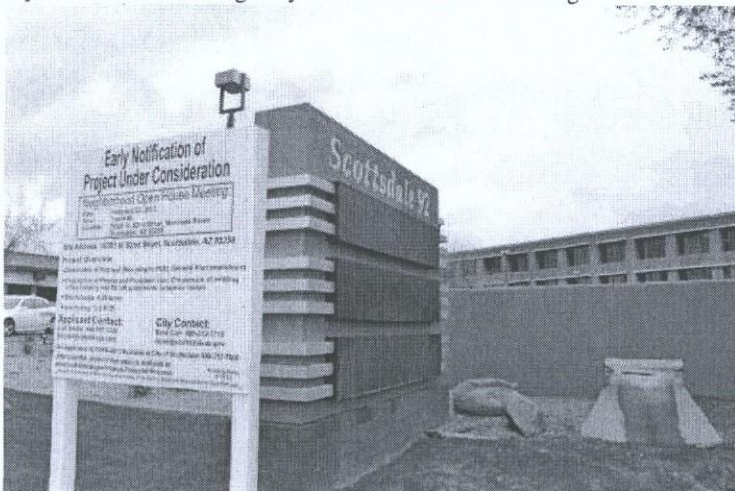
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Apartment center sought by Scottsdale land-use change



This empty monument sign at 10301 N. 92nd Street may be turned into entrance signage to a contemporary 56-unit apartment community if a land-use proposal is ultimately approved by Scottsdale City Council. (Independent Newsmedia/Terrance Thornton)

By Terrance Thornton

Independent Newsmedia

Updated February 22, 2013

Visquest Properties is pursuing the purchase of a 57,000-square-foot office building with plans to convert the oftentimes vacant north Scottsdale structure into a 56-unit loft apartment community.

The property, at the corner of 92nd Street and Shea Boulevard, has two structures -- the proposed site of the apartment community and a 13,000-square-foot structure, which will remain an office building.

Both structures are sought for purchase by Visquest Properties, but the sale is pending the proposed land-use change.

Visquest is hosting an open house on the proposed reuse effort 1 p.m. Saturday, Feb. 23 at the property, 10301 N. 92nd Street.

The proposed land-use change, going from a commercial designation (C-3) to a mixed-use residential (PUD), would be considered a minor General Plan amendment, according to the pre-application on file with the city of Scottsdale.

Joel Broder, Visquest Properties managing partner, contends the perennially vacant office building is ripe for a apartment community makeover while one member of Scottsdale City Council is calling into question the motives behind the sudden zoning request.

Due to deed restrictions placed on the property, a majority vote of the McCormick Ranch Property Owner's Association Architectural Review Committee is required before next steps can be taken.

The property is owned by Black Canyon Place LLC, according to Mr. Broder.

"We are aware of it," Julie Uhrich, McCormick Ranch POA executive director, said in a Feb. 20 phone interview. "We have reviewed the plans and sat down with Joel."

The POA's architectural review committee is comprised of all commercial property owners within the McCormick Ranch Center, which encompasses land running from the Pima Freeway to 96th Street and along Shea Boulevard just south of Via Linda.

The review committee is expected to meet on the proposed zoning change Friday, Feb. 21, according to Ms. Uhrich.

The idea

"I have been looking for an adaptive reuse project for a few years now," Mr. Broder said in a Feb. 19 phone interview. "So much of this is in the formative stages."

What is planned is a loft apartment community catering to young professionals and empty nesters draped with 26 balconies, providing a fenced dog-run area and housing 23 covered parking canopies, according to a Feb. 13 letter to surrounding property owners.

The community will also include an outdoor patio feature attached to the first floor community lounge, preliminary plans show.

The announcement letter is required by the city of Scottsdale to notify potentially impacted property owners of the zoning change.

Mr. Broder, a neighbor to the project himself, says he wants to take something not being used and make it anew.

"I am buying the property subject to the zoning change approval," he said of his interests in the project. "I have been looking for an adaptive reuse project for a few years now."

Adaptive reuse, which on a case-by-case basis can resemble form-based zoning, is a relatively new idea for Arizona, according to

Mr. Broder.

"This is community renewal in a way," he said of the reuse premise. "There is the possibility with some imagination to create a unique residential component that can be very viable."

Features would include 12-foot exposed ceilings, spiral ducts, vinyl wood plank floors, solid surface counters and upgraded appliances, according to Mr. Broder.

He points out the location's proximity to a grocery store, retail and restaurant establishments and local bars as a main lure for his attraction.

"All of that is right next door," he said. "It is very unusual to be able to walk to a grocery store."

According to the proposal, the land-use change would significantly reduce traffic and parking at the site from the current land use, according to Mr. Broder.

"This falls within the character and goals of last year's General Plan amendment," he said of concerns he is aware of due to the recent failure of the city's latest General Plan update.

Scottsdale residents voted down General Plan updates at the March 13, 2012 special election by a 4 percent margin, official results show.

Proponents of the failed update say the plan was a representation of land-use goals as the community approaches buildout, while others contend it was a document heavily supported by special interests guiding the decisions of a few on the local dais.

"We are actually lowering the density of this property and we are going to use less parking," he said. "In those respects this is a plus for the neighborhood."

Boom or bust

Scottsdale Councilman Guy Phillips says he has concerns about the amount of apartment and apartment-like unit proposals coming to the local governing board.

"If this were in the (Scottsdale) Airpark it makes it a different story," he said in a Feb. 19 phone interview. "I would say apartments are fine there; we have enough, we are overdoing the apartment thing."

Councilman Phillips says the chances of cashing in on the Scottsdale apartment boom are fleeting at best.

"These people need to take a long hard look before they invest their time and money into a product that isn't going to sell," he said, noting the more than 250,000 apartment units planned for the Phoenix area over the next few years. "That is more than the people we have coming in."

The adage that some economic activity is better than no economic activity is not always right, Councilman Phillips contends.

"You want economic vitality for the city, but I don't think that is what is going on here," he said. "There is bad activity ... a financially prudent government is better than one that grabs at straws."

Brad Carr, Scottsdale senior planner, says the proposal is in its inception stage.

"We are waiting on the applicant to submit (his) formal application," he said in a Feb. 19 phone interview.

According to Mr. Carr, once a formal application is made with the city it takes about 60 days for the Scottsdale Planning Commission to hear the matter.

News Editor Terrance Thornton can be contacted at 623-445-2774 via e-mail at tthornton@newspaz.com or follow him at www.twitter.com/nvnewsman

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Scottsdale 92 Lofts – Adaptive Reuse

After many years of driving past an obsolete office building at 10301 N. 92nd St, south of Shea Blvd, thinking to myself what a great adaptive reuse project that could be, I finally did something about it. I bought it. Well tied it up anyway, subject to rezoning.

The property, consisting of a 13,000 SF 2-story office building and a 57,000 SF 3-story office building, was dubbed Scottsdale 92 by its current owner. After acquiring it in 2010 they undertook a modest exterior renovation of the property. I aim to take the bigger of the two buildings (currently vacant) and convert it into a 57-unit loft apartment (rental) project. If successful in our rezoning efforts, we intend to add landscaping, a dog park, community lounge and attached patio/garden.



We also intend to add balconies to half of the apartments which will range in size from 620-1,200 SF. These are primarily one bedroom and one bedroom/den units with one bathroom each. The target market is young professionals and empty nesters. I hope they will appreciate the 12' open ceiling concept, 8' x 12' window walls, vinyl wood or concrete flooring, solid surface counters, eurostyle cabinets and many other designer loft touches. See our [Floorplans](#). See our [Interior Design](#)



Joel Broder is CEO of Visiquest, an Arizona real estate investment and development company.

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Inspirations.

The project is attached to a shopping center with Sprouts, Chompies, Starbucks, Chipotle, Hiro Sushi, Bikram Yoga and many more establishments useful and convenient to everyday living. Surrounded by major employers, residents have the opportunity to live-work-play without necessarily using their car. See our [Location](#).

Adaptive reuse is a rare and difficult. In this case, it requires changing zoning from Commercial to Mixed-use. We also are changing the occupancy of the building from B to R-2 which requires physical adaptations in order to comply with the building codes. Replacing HVAC, plumbing and electrical can be a prohibitively costly endeavor, not to mention building new bathrooms and kitchens in each unit. Did I mention this is a high speed secured access Green Building?

The success of these efforts will largely be measured by what [value](#) the community places on having a mixed-use sustainable development at this location. And by community, I mean City board, commission and council members. I also include neighboring retail and service businesses as well as employers who can all benefit by the type of development being proposed.

Perhaps the ultimate in valuation will come from the rental rates that can be achieved. What premium will residents be willing to pay for the convenience of being able to walk or bike to jobs, restaurants, grocery store and green belt? To reduce or eliminate their car commute? These premiums are necessary to pay for the extraordinary costs of adaptive reuse. Will residents pay \$1,300 per month for a 1,000 SF one bedroom/den loft apartment?

And lest we not forget the lending and investment community who will need to embrace the value of this adaptive reuse as well. Part of me wants to try "crowdfunding" the investment capital to give a broad array of people an opportunity to reinvest in their neighborhood, their community, and to be part of a larger greener and more sustainable future.

I invite my readers to chime in. What are your thoughts and suggestions?

Tags: [Adaptive reuse](#), [Scottsdale 92](#), [Visiqwest](#)

Posted by Joel on March 5th, 2013 | Categories: [Scottsdale 92](#), [Uncategorized](#), [Vision](#) | [Leave a comment »](#)

Adaptive Reuse in Phoenix?

I know what you're thinking. Phoenix buildings are not old enough for adaptive reuse. We have very few factories and historic buildings that can be preserved and re-purposed.

True. But we do have an abundance of vacant or mostly vacant office and retail buildings that have the location and "bones" to permit a second life. And some of these buildings are relatively new. They are just physically, locationally or economically obsolete for the purposes they were originally conceived.

I can imagine several buildings that can be converted into loft residential apartments. Not that \$500/SF luxury segment that was so overbuilt in the last cycle. Maybe more like \$100/RSF product that appeals to the millennium generation ("Y").

[October 2010](#)

[September 2010](#)

[July 2010](#)

[June 2010](#)

[May 2010](#)

[March 2010](#)

[February 2010](#)

[January 2010](#)

Categories

[Mountains and Trails](#)

[Scottsdale 92](#)

[Shaw Butte Village \(19 Ave & Cactus\)](#)

[Uncategorized](#)

[Village at Surrey Hills \(Cave Creek\)](#)

[Vision](#)



Community Input Certification

CASE NO: 69-PA-2013

PROJECT LOCATION: 10301 N. 92nd Street

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
	See Attached lists for:	✓		✓
2/13/13	150' RADIUS Letter Contacts			✓
2/13/13	150'-750' RADIUS Letter Contacts			✓
2/13/13	School District			✓
2/20/13	IRONWOOD office suites POA			e mail
2/11/13	McCormick Ranch POA	✓		e mails
	See TAB 6 for additional			
	contacts			

Gail Broder
Signature of owner/applicant

3/9/13
Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

SEE TAB 3
FOR DATES AND LOCATIONS OF MEETINGS



SIGN IN SHEET

Scottsdale 92 Lofts

It is important that you please sign in. The City of Scottsdale requires that sign in sheets be submitted with all zoning submittals.

[illegible]

COMMENT CARDS

Scottsdale 92 Lofts

Please offer any suggestions, comments, requests, scorn, etc.

Your contact information is optional, but preferred. We want to include you in the design and development process!

NAME	ADDRESS	EMAIL
Paul Messenger		

stated they are in favor of the project



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White) ☐ Public Hearing Notice Sign (Red)

Case Number: 69-PA-2012

Project Name: _____

Location: 10301 N 92nd St.

Site Posting Date: 2/12/13

Applicant Name: Joel Broder

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

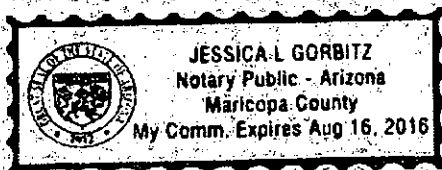
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Joel Broder
Applicant Signature

2-12-13
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 12 day of Feb 2013



Jessica L Gorbitz
Notary Public

My commission expires: Aug 16, 2016

City of Scottsdale -- Current Planning Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:
Date: February 23, 2013
Time: 1:00 P.M.
Location: 10301 N. 92nd Street, Maricopa Room
Scottsdale, AZ 85258

Site Address: 10301 N. 92nd Street, Scottsdale, AZ 85258

Project Overview:

- Description of Request: Rezoning to PUD; General Plan amendment
- Description of Project and Proposed Use: Conversion of existing office building into 56 loft apartments (adaptive reuse)
- Site Acreage: 4.06 acres
- Site Zoning: C-3 PCD

Applicant Contact:

Joel Broder 480-767-1330
jbroder@vqholdings.com

City Contact:

Brad Carr 480-312-7713
bcarr@scottsdaleaz.gov

Pre-Application #: 69-PA-2013 Available at City of Scottsdale: 480-312-7000
After submittal, project information is available at:
www.scottsdaleaz.gov/projects/ProjectsInProgress

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal
Posting Date:
2/12/13



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 69 -PA- 2013

Project name: SCOTTSDALE 92 LOFTS

Project Location: 10301 N. 92nd Street

Applicant Name: JOEL BRODER

Phone: 480-767-1330

Applicant E-mail: JBRODER@VQholdings.com

Fax: 480-767-1327

School District: SCOTTSDALE UNIFIED SCHOOLS

I, DAVID PETERSON hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

19 FEB 13

Date

Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 69-PA-2012

Project Name: _____

Location: 10301 N.92nd St.

Site Posting Date: 2/12/13

Applicant Name: Joel Broder

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

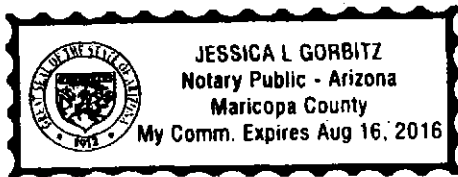
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela S. [Signature]
Applicant Signature

2.12.13
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 12 day of Feb 2013



Jessica L. Gorbitz
Notary Public

My commission expires: Aug 16, 2016

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Posting Date:
2/12/13

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